



**Town of Hilton Head Island  
Public Planning Committee Meeting  
Thursday, March 5, 2015  
3:00p.m.  
Benjamin M. Racusin Council Chambers  
Agenda**

**1. Call to Order**

**2. Freedom of Information Act Compliance**

Public notification of this meeting has been published, posted, and mailed in compliance with the Freedom of Information Act and the Town of Hilton Head Island requirements.

**3. New Business**

- a. **ZA-89-2015:** Chester C. Williams, on behalf of Gary L. Dee and Heritage Golf Port Royal, LLC, has applied to amend the Official Zoning Map by amending the Planned Development Mixed-Use (PD-1) Zoning District, specifically the Port Royal Plantation and Surrounds Master Plan, to clarify and change the allowed uses and to increase the density on a 38.62 acre property. The property is identified as a portion of parcel 277 on Beaufort County Tax District R510, Map 9. The property is addressed as 10 Clubhouse Drive and is known as Port Royal Clubhouse.

The designated use for the property on the Master Plan is a Golf Course. In addition to a golf course, there is a golf clubhouse, locker rooms, a golf pro shop, and administrative offices on the property. This application will add to the Master Plan the following designated uses for this property: Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, a Fitness and Wellness Center, Locker Rooms, and Administrative Offices. This change will bring the existing uses into compliance with the Master Plan and allow the redevelopment of the property for additional recreational uses. The property has no assigned density on the Master Plan. However, there is an existing 7,316 square foot administrative office building on the property. This application will assign 12,500 square feet of Administrative Office use to the property. This change will bring the existing administrative office into compliance with the Master Plan and allow an expansion of the administrative office space. *Presented by: Anne Cyran*

- b. **ZA-91-2015:** Chester C. Williams, on behalf of Gary L. Dee and Heritage Golf Port Royal, LLC, has applied to amend the Official Zoning Map by changing the base zoning district of an 8.4 acre property from the Planned Development Mixed-Use (PD-1) Zoning District, specifically the Port Royal Plantation and Surrounds Master Plan, to the Resort Development (RD) Zoning District. The property is identified as a portion of parcel 277 on Beaufort County Tax District R510, Map 9. The property is addressed as 15 Wimbledon Court and is known as the Port Royal Racquet Club.

This application will change the permitted uses on the property from recreational to the uses listed in LMO 16-3-105.L.2, Resort Development District – Allowable Principal Uses. This application will increase the density on the property from no density to the Maximum Density allowed in LMO 16-3-105.L.3, Resort Development District – Development Form and Parameters. *Presented by: Anne Cyran*

**4. Committee Business**

Approval of the Public Planning Committee’s 2015 Meeting Schedule

**5. Adjournment**

Please note that a quorum of Town Council may result if a majority of their members attend this meeting.



# TOWN OF HILTON HEAD ISLAND

## *Community Development Department*

**TO:** Public Planning Committee  
**VIA:** Teri B. Lewis, *AICP, LMO Official*  
**FROM:** Anne Cyran, *AICP, Senior Planner*  
**CC:** Charles Cousins, *AICP, Community Development Director*  
**DATE:** February 19, 2015  
**SUBJECT:** ZA-89-2015 – Port Royal Clubhouse

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**Recommendation:** The Planning Commission met on February 18, 2015 to review the attached application for Zoning Map Amendment (ZA-89-2015) and voted 6-1-0 to recommend to Town Council that the rezoning request be approved with the following conditions:

- that the Port Royal Plantation Architectural Review Board has jurisdiction over the property; and
- that there will be a 30 foot wide vegetated buffer around the tennis courts.

The Planning Commission finds that the application is consistent with the Comprehensive Plan and serves to carry out the purposes of the Land Management Ordinance.

Staff recommends that Town Council approve the attached application, finding that the application is consistent with the Comprehensive Plan and serves to carry out the purposes of the Land Management Ordinance.

**Summary:** A request from Chester C. Williams, on behalf of Gary L. Dee and Heritage Golf Port Royal, LLC, to amend the Official Zoning Map by amending the PD-1 (Planned Development Mixed-Use) Zoning District, specifically the Port Royal Plantation and Surrounds Master Plan, to change the allowed use and to change the density associated with the subject property. The property is identified on Beaufort County District R510 Tax Map 9 as a portion of parcel 277. The property is addressed as 10 Clubhouse Drive and is known as the Port Royal Clubhouse.

The application will change the allowed use from golf course to golf course, golf clubhouse, golf pro shop, tennis courts, tennis pro shop, fitness and wellness center, locker rooms, and administrative offices. The application will increase the density from no density to 12,500 square feet of administrative office use.

The application will bring the property into compliance with the Land Management Ordinance and the Master Plan by adding the existing, non-conforming administrative office use to the Master Plan and by assigning density for the administrative office use to the Master Plan, which currently has no assigned density.

**Background:** Beaufort County originally approved the development plans for the property, which was developed in 1983. The Port Royal Plantation and Surrounds Master Plan was approved by the Town in 1984, after the Town was incorporated. The Master Plan did not accurately reflect the existing administrative office use on the property and did not assign the density of the administrative office use to the property.

In 2005, Heritage Golf Port Royal, LLC acquired the property, which is part of an approximately 355 acre tract including the Port Royal Plantation Clubhouse, Barony Golf Course, Robbers Row Golf Course, Port Royal Racquet Club, and the Port Royal Plantation maintenance facility.

**AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND**

**ORDINANCE NO. 2015-**

**PROPOSED ORDINANCE NO. 2015-08**

**AN ORDINANCE TO AMEND TITLE 16, THE LAND MANAGEMENT ORDINANCE, OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, BY AMENDING SECTION 16-1-107, THE OFFICIAL ZONING MAP AND THE PORT ROYAL PLANTATION AND SURROUNDS MASTER PLAN WITH RESPECT TO A PORTION OF THE CERTAIN PARCEL IDENTIFIED AS PARCEL 277 ON BEAUFORT COUNTY TAX DISTRICT R510 MAP 9, WITHIN THE PORT ROYAL PLANTATION AND SURROUNDS MASTER PLAN UNDER THE PD-1 ZONING DISTRICT, BY CHANGING THE ALLOWED USE FROM GOLF COURSE TO GOLF COURSE, GOLF CLUBHOUSE, GOLF PRO SHOP, TENNIS COURTS, TENNIS PRO SHOP, FITNESS AND WELLNESS CENTER, LOCKER ROOMS, AND ADMINISTRATIVE OFFICES, AND BY INCREASING THE ALLOWED DENSITY ON THE PARCEL FROM NO DENSITY TO 12,500 SQUARE FEET OF ADMINISTRATIVE OFFICE USE, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, on October 7, 2014, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a new Land Management Ordinance (the "LMO"); and

**WHEREAS**, the Town Council now finds that, upon further review of application ZA-89-2015, it is in the public interest that the subject 38.62 acre parcel be rezoned to change the allowed use from golf course to golf course, golf clubhouse, golf pro shop, tennis courts, tennis pro shop, fitness and wellness center, locker rooms, and administrative offices, and to increase the density on the parcel from no density to 12,500 square feet of administrative office use; and

**WHEREAS**, this zoning change is compatible with surrounding land uses and neighborhood character, is not detrimental to the public health, safety and welfare, and, further, is in conformance with the Comprehensive Plan; and

**WHEREAS**, the Planning Commission is authorized by the LMO to hold a public hearing on said zoning map amendment application, and the Planning Commission held a public hearing on February 18, 2015, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

**WHEREAS**, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 16-2-103.C of the LMO, voted 6-1 to recommend to Town Council that the rezoning request be approved with conditions, finding that the application is consistent with the Comprehensive Plan and serves to carry out the purposes of the Land Management Ordinance; and

**WHEREAS**, the Public Planning Committee is authorized by Town Council to hold a public meeting on said zoning map amendment application, and the Public Planning Committee held a public meeting on March 5, 2015, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

**WHEREAS**, the Public Planning Committee, after consideration of the staff report, public comments, and the criteria set forth in Section 16-2-103.C of the LMO, voted < > to recommend to Town Council that the rezoning request be < >, finding that the application is consistent with the Comprehensive Plan and serves to carry out the purposes of the Land Management Ordinance; and

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:**

**Section 1. Amendment.** That the Official Zoning Map of the Town of Hilton Head Island, as referenced in Section 16-1-107 of the Land Management Ordinance, and the Port Royal Plantation and Surrounds Master Plan map and associated text, as referenced in Section 16-3-105.K of the Land Management Ordinance, be hereby amended to modify the 38.62 acres identified as a portion of parcel 277 on Beaufort County District R510 Tax Map 9 to change the allowed use from golf course to golf course, golf clubhouse, golf pro shop, tennis courts, tennis pro shop, fitness and wellness center, locker rooms, and administrative offices, and to increase the density on parcel from no density to 12,500 square feet of administrative office use. The specific area affected by the subject zoning map amendment is further shown on the attached excerpt from the map of the Port Royal Plantation and Surrounds Master Plan.

**Section 2. Severability.** If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section 3. Effective Date.** This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.**

THE TOWN OF HILTON HEAD  
ISLAND, SOUTH CAROLINA

\_\_\_\_\_  
David G. Bennett, Mayor

ATTEST:

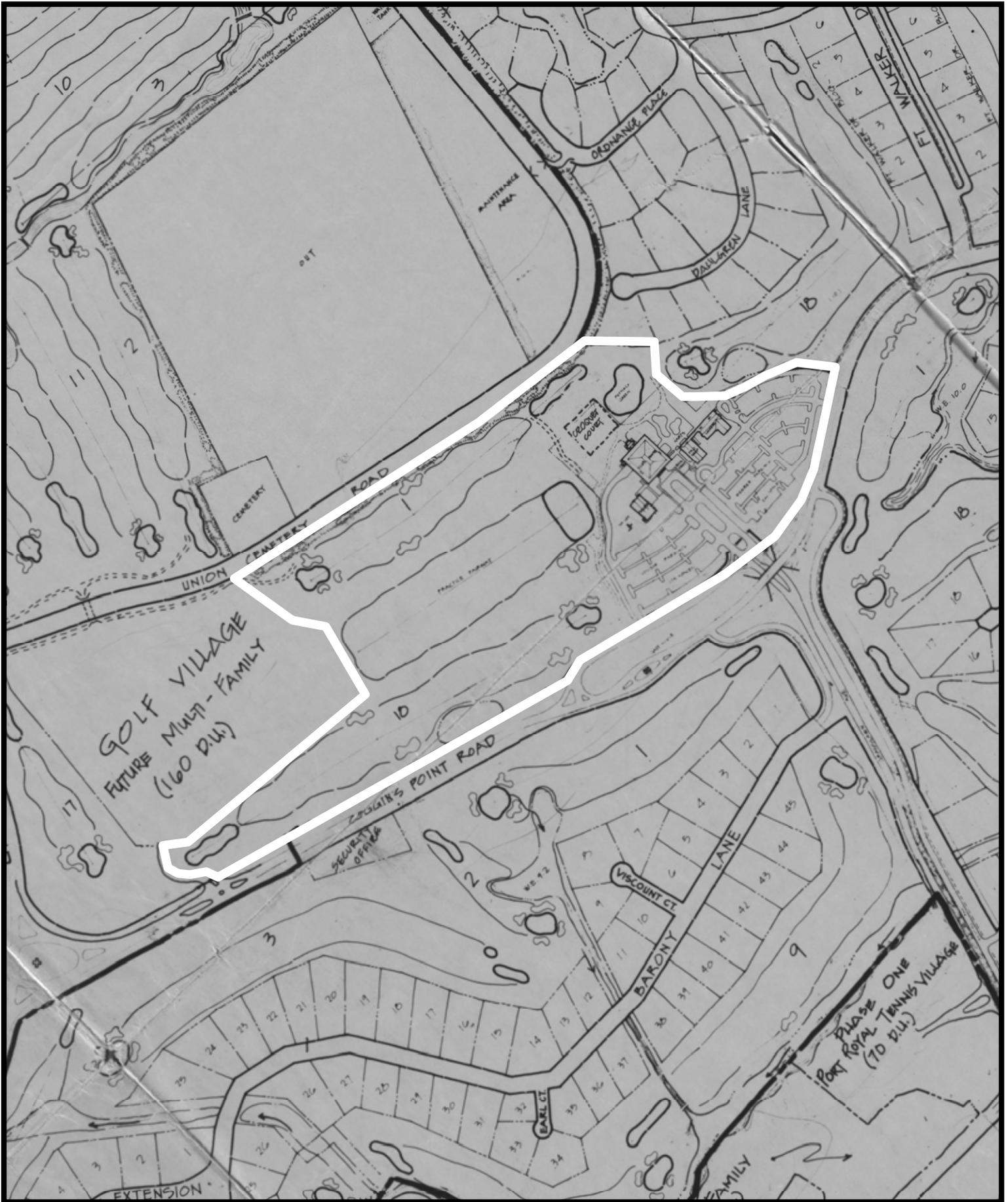
\_\_\_\_\_  
Victoria L. Pfannenschmidt, Town Clerk

Public Hearing: February 18, 2015  
First Reading:  
Second Reading:

Approved as to form:

\_\_\_\_\_  
Gregory M. Alford, Town Attorney

Introduced by Council Member: \_\_\_\_\_



Town of Hilton Head Island  
 One Town Center Court  
 Hilton Head Island, SC 29928  
 (843) 341-4600

## Town of Hilton Head Island

ZA-89-2015 Port Royal Club Clubhouse  
 Subject Property



450 225 0 450 Feet

This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.



# TOWN OF HILTON HEAD ISLAND COMMUNITY DEVELOPMENT DEPARTMENT

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

## STAFF REPORT ZONING MAP AMENDMENT

Case #	Name of Project or Development	Public Hearing Date
ZA-89-2015	Port Royal Clubhouse	February 18, 2015

Parcel Data		Applicant
<b>Parcel:</b> R510 009 000 0277 0000 (portion) <b>Size:</b> 38.62 acres <b>Address:</b> 10 Clubhouse Drive		Gary L. Dee Heritage Golf Port Royal, LLC PO Box 7072 Hilton Head Island SC 29938
Existing	Proposed	Agent
<u>Base Zoning District</u> PD-1, Planned Development Mixed-Use District: Port Royal Plantation and Surrounds (PRP) Master Plan  <u>Permitted Use</u> Golf Course   <u>Density</u> None	<u>Base Zoning District</u> PD-1, Planned Development Mixed-Use District: Port Royal Plantation and Surrounds (PRP) Master Plan  <u>Permitted Uses</u> Golf Course; Golf Clubhouse; Golf Pro Shop; Tennis Courts; Tennis Pro Shop; Locker Rooms; Fitness and Wellness Center; Administrative Offices  <u>Density</u> 12,500 sq ft of Administrative Offices	Chester C. Williams Law Office of Chester C. Williams, LLC PO Box 6028 Hilton Head Island SC 29938-6028

### Application Summary

Chester C. Williams, on behalf of Gary L. Dee and Heritage Golf Port Royal, LLC (“Applicant”), has submitted a request to amend the Port Royal Plantation and Surrounds Master Plan (“Master Plan”) to upgrade and consolidate the recreational facilities of Port Royal Club, to renovate and expand administrative offices for Heritage Golf Port Royal, and to bring the subject property (“Property”) into compliance with the Master Plan.

To upgrade and consolidate the recreational facilities of the Port Royal Club, the Applicant proposes to build a fitness and wellness center and to build tennis courts and related facilities on the Property.

The tennis facilities would replace the Port Royal Club's Racquet Club facilities at 15 Wimbledon Court. The Applicant also proposes to renovate a portion of the existing 7,316 square foot administrative office building and to expand the building by up to 5,184 square feet to a total of 12,500 square feet.

The Master Plan designates the only approved use for the Property is Golf Course. The Property contains conforming accessory uses to the Golf Course: a Golf Clubhouse, Golf Pro Shop and Locker Rooms. The Property contains another, non-conforming use: Administrative Offices. This application would add all of these uses to the Master Plan, making the Administrative Offices conforming. It would also expand the recreational facilities on the Property by adding the following uses for the Property to the Master Plan: Fitness and Wellness Center, Tennis Courts, and Tennis Pro Shop.

There is no density assigned to the Property. The recreational facilities – Golf Clubhouse, Pro Shops, Fitness and Wellness Center, and Locker Rooms – are considered amenities of Port Royal Plantation and, per the LMO, they are not required to have assigned density on the Master Plan.

Per the LMO, an Administrative Office must have assigned density on the Master Plan. Since the Property does not have assigned density, the existing 7,316 square foot Administrative Office does not conform to the Master Plan. This application would bring the Administrative Office into compliance with the Master Plan. It would also allow the office to expand by up to 5,184 square feet by assigning 12,500 square feet of Administrative Office use density to the Property.

#### **Staff Recommendation**

Staff recommends that the Planning Commission find this application to be consistent with the Town's Comprehensive Plan and serves to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein; making the recommendation to Town Council of ***APPROVAL*** of the request.

#### **Background**

Beaufort County originally approved the development of the Property, which was developed in 1983 with the first and eighteenth holes of the Planters Row golf course, driving range, practice greens, clubhouse, golf pro shop, locker rooms, and 7,316 square feet of administrative offices. The Port Royal Plantation and Surrounds Master Plan was approved by the Town in 1984, after the Town was incorporated. The Master Plan did not accurately reflect the Administrative Office use already developed on the Property. The Master Plan also did not assign the density of the Administrative Office use to the Property.

In 2005, the Applicant acquired the Property, which is part of an approximately 355 acre tract ("Tract"). The Tract includes the Port Royal Plantation Clubhouse, Barony Golf Course, Robbers Row Golf Course, Port Royal Racquet Club, and the Port Royal Plantation maintenance facility.

To provide capital for the redevelopment of the Property, the Applicant plans to sell the Port Royal Racquet Club portion of the Tract. On January 20, 2015, the Applicant submitted a Zoning Map Amendment application, ZA-91-2015, to rezone the Racquet Club from the Planned Development Mixed Use (PD-1) Zoning District to Resort Development (RD) Zoning District. The Public Hearing for Application ZA-91-2015 will also be held on February 18, 2015.

### **Applicant's Grounds for ZMA, Summary of Facts and Conclusions of Law**

The applicant's narrative and application materials state the proposed Zoning Map Amendment ("ZMA") would clarify and amend the Master Plan and its associated text to recognize the long standing, existing commercial and recreational uses and densities that are currently on the Property. The applicant states the ZMA would also allow for the redevelopment of the Property which would not only provide new and improved tennis facilities and a new fitness and wellness center for Port Royal Plantation and the Port Royal Club, but would also consolidate those facilities in a single location.

The applicant states the application is not inconsistent with, and is in accordance with, many of the Visions, Goals, and Implementation Strategies of the Comprehensive Plan.

### **Summary of Facts and Conclusions of Law**

#### **Findings of Fact:**

1. LMO 16-2-102.E.1 requires that, when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specially called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the February 18, 2015 Planning Commission meeting, which is a regularly scheduled meeting of the commission.
2. LMO 16-2-102.E.2 requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date. Notice of the February 18, 2015 public hearing was published in the Island Packet on February 1, 2015.
3. LMO 16-2-102.E.2 requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land subject to the application and owners of record of properties within 350 feet of the subject land, no less than 15 calendar days before the February 18, 2015 hearing date. The applicant mailed notices of the public hearing by first-class mail to the owner(s) of the land subject to the application and owners of record of properties within 350 feet of the subject land on February 2, 2015.
4. LMO Appendix D.1.A requires the applicant to submit a copy of correspondence illustrating that the applicant has solicited written comments from the appropriate property owners' association regarding the requested amendment. Such correspondence shall encourage the association to direct any comments in writing to the LMO Official and the applicant within 14 calendar days of receipt of the notification. The applicant submitted on February 2, 2015 a copy of the correspondence sent to the Port Royal Plantation Property Owners' Association regarding the requested amendment. The correspondence encourages the association to direct any comments in writing to the LMO Official and the applicant within 14 calendar days of receipt of the notification.
5. LMO 16-2-102.E.2 requires the LMO Official to post conspicuous notice of the public hearing on or adjacent to the land subject to the application no less than 15 days before the hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject land. The LMO Official posted on February 2, 2015 conspicuous notice of the public hearing on the land subject to the application, with two notices being visible from the public thoroughfare that abuts the subject land.

#### **Conclusions of Law:**

1. The Official scheduled the public hearing on the application for the February 18, 2015

2. Planning Commission meeting, in compliance with LMO 16-2-102.E.1.
2. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO 16-2-102.E.2.
3. The applicant mailed notices of the public hearing to the owner(s) of the land subject to the application and owners of record of properties within 350 feet of the subject land 16 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2
4. The applicant submitted a copy of the correspondence sent to the Port Royal Plantation Property Owners' Association regarding the requested amendment 16 calendar days before the hearing date, in compliance with LMO Appendix D.1.A.
5. The LMO Official posted conspicuous notice of the public hearing on the land subject to the application 16 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2.

*As set forth in Section 16-2-103.C.2.e, Zoning Map Amendment (Rezoning) Advisory Body Review and Recommendation, the Commission shall consider and make findings on the following matters regarding the proposed amendment.*

**Summary of Facts and Conclusions of Law**

*Criteria 1: Whether and the extent to which the proposed zoning is in accordance with the Comprehensive Plan (LMO 16-2-103.C.3.a.i):*

The Comprehensive Plan addresses this application in the following areas:

**Land Use Element:**

**An Implication for Zoning Changes**

Future land use decisions and requests for zoning changes will be determined using the background information contained in this plan as well as the future land use map, currently represented by the Town's Official Zoning Map.

**Goal 8.1 – Existing Land Use**

- A. The goal is to have an appropriate mix of land uses to meet the needs of existing and future populations.

**Goal 8.3 –Planned Unit Developments (PUDs)**

- B. The goal to have an appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to sustain the Town's high quality of life and should be considered when amending PUD Master Plans.

**Goal 8.4 – Existing Zoning Allocation**

- A. An appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to sustain the Town's high quality of life and should be considered when amending the Town's Official Zoning Map.

**Goal 8.5 – Land Use Per Capita**

- A. The goal is to have an appropriate mix and availability of land uses to meet the needs of the existing and future populations.

**Goal 8.10 – Zoning Changes**

- A. The goal is to provide appropriate modifications to the zoning designations to meet market

demands while maintaining the character of the Island.

**Recreation Element:**

- A. Continue to expand the public recreation system by providing adequate facilities to meet the needs of a broad spectrum of the Island population (including visitors) while maintaining sensitivity to the specific needs of the Island.

**Conclusions of Law:**

- 1. Staff concludes that this application is consistent with the Comprehensive Plan, as described in the Land Use and Recreation Elements.
- 2. In accordance with the Land Use Element, the proposed rezoning would provide an appropriate mix of land uses to meet the needs of the population and improve the quality of life on the Island.
- 3. In accordance with the Land Use Element, the proposed rezoning will meet current market demands by permitting additional uses on the property that will complement other uses in this vicinity.
- 4. In accordance with the Recreation Element, the proposed rezoning will provide additional recreation facilities to meets a broader spectrum of the Island population.

**Summary of Facts and Conclusions of Law**

*Criteria 2: Whether and the extent to which the proposed zoning would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity (LMO 16-2-103.C.3.a.ii):*

**Findings of Fact:**

- 1. The application proposes to keep the subject property in the PD-1 Zoning District – PRP.
- 2. The only use approved for the Property is Golf Course.
- 3. The application proposes to add the following existing accessory uses to the Master Plan as approved uses for the Property: Golf Clubhouse, Golf Pro Shop, and Locker Rooms.
- 4. The application proposes to add an existing, non-conforming use – Administrative Offices – to the Master Plan as an approved use for the Property.
- 5. The application proposes to add the following new uses to the Master Plan as approved uses for the Property: Tennis Courts, Tennis Pro Shop, and Fitness and Wellness Center.
- 6. The parcels south of the Property are part of a Multi-Family Residential development, Island Links. The parcels are located in the PD-1 Zoning District – PRP. The Master Plan designates the approved use for the parcels as Multi-Family Residential.
- 7. A large parcel east of the Property, across Coggins Point Road, is the Barony Golf Course. The parcel is located in the PD-1 Zoning District – PRP. The Master Plan designates the approved use for the parcel as Golf Course.
- 8. A smaller parcel east of the Property contains a building housing the PRP association offices, security offices, and real estate sales offices. The parcel is located in the PD-1 Zoning District – PRP. The original Master Plan designated the approved use for the property as a Security Office. The Master Plan was revised in 1989 to change to approved uses of the parcel to: Association Offices; Conference Room and Security Offices; and Real Estate Sales and Management Offices.
- 9. A large parcel north of the Property is the Robbers Row Golf Course. The parcel is located in the PD-1 Zoning District – PRP. The Master Plan designates the approved use for the parcel as Golf Course.
- 10. A smaller parcel north of the Property is a Single Family Residential lot. The parcel is located

in the PD-1 Zoning District – PRP. The Master Plan designates the approved use for the parcel as Single Family Residential.

11. The parcels west of the Property, across Union Cemetery Road, are located in the RM-4 Zoning District. The uses permitted in the RM-4 Zoning District are: Residential; Public, Civic, Institutional, and Educational; limited Resort Accommodations; limited Commercial Services; Agriculture Uses; and Boat Ramps, Docking Facilities, and Marinas. Of these parcels, two are undeveloped, two are developed with Single Family Residential uses, and one is developed as a Cemetery.

**Conclusions of Law:**

1. The proposed uses are compatible with the Multi-Family Residential use allowed on the parcels to the south of the Property. Many golf courses and recreational facilities on the island have surrounding Multi-Family Residential uses, which use golf courses for open space and as recreational amenities.
2. The proposed uses are compatible with the Golf Course and Office uses allowed on the parcels to the east of the Property. Golf Course is an existing use on the Property. The Administrative Office uses on the Property would be equivalent to the Association Offices, Conference Room and Security Offices, and Real Estate and Management Offices uses allowed on the smaller parcel.
3. The proposed uses are compatible with the Golf Course and Single Family Residential uses allowed on the parcels to the north of the Property. Golf Course is an existing use on the Property. Many golf courses and recreational facilities on the island have surrounding Single Family Residential uses, which use golf courses for open space and as recreational amenities.
4. The proposed uses are compatible with the Residential; Public, Civic, Institutional, and Educational; limited Resort Accommodation; limited Commercial Services; Agriculture; and Marina-related uses allowed on the parcels to the west of the Property in the RM-4 Zoning District. The uses proposed are a mix of low-intensity Recreational and Administrative Office uses which would complement the mix of uses allowed on the adjacent parcels.

**Summary of Facts and Conclusions of Law**

*Criteria 3: Whether and the extent to which the proposed zoning is appropriate for the land (LMO 16-2-103.C.3.a.iii):*

**Findings of Fact:**

1. The application proposes to maintain the Property’s existing zoning district while adding the following uses to Golf Course: Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, Fitness and Wellness Center, Locker Rooms, and Administrative Offices.
2. The Property is currently used for Golf Course, Golf Clubhouse, Golf Pro Shop, Locker Rooms and Administrative Office uses.
3. The additional proposed uses – Tennis Courts, Tennis Pro Shop, and Fitness and Wellness Center – are recreational.

**Conclusion of Law:**

1. The proposed uses are appropriate for the Property because the Property is already developed and used for similar outdoor and indoor Recreational uses and Administrative Office uses.

**Summary of Facts and Conclusions of Law**

*Criteria 4: Whether and the extent to which the proposed zoning addresses a demonstrated community need (LMO 16-2-103.C.3.a.iii):*

**Findings of Fact:**

1. The application proposes to maintain the Property’s existing zoning district while adding the following uses to Golf Course: Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, Fitness and Wellness Center, Locker Rooms, and Administrative Offices.
2. Goal 10.1 of the Recreation Element of the Comprehensive Plan is to “Continue to expand the public recreation system by providing adequate facilities to meet the needs of a broad spectrum of the Island population (including visitors) while maintaining sensitivity to the specific needs of the Island.”
3. The addition of the proposed uses to the Master Plan will allow the development of Tennis Facilities and a Fitness and Wellness Center on the Property.
4. The applicant states the Port Royal Plantation community is in favor of redeveloping the Port Royal Club facilities.
5. The addition of the proposed uses to the Master Plan will bring the Property into compliance with the Master Plan and allow the redevelopment of the Property for further recreational uses.

**Conclusions of Law:**

1. The proposed uses would address a demonstrated community-wide need for recreational facilities, such as Tennis Facilities and a Fitness and Wellness Center, to meet the needs of the Island population, including visitors.
2. Adding the proposed uses to the Master Plan would address a demonstrated need within the community by allowing the Property to be redeveloped with new recreational facilities for the use of the Port Royal Plantation owners and guests and the public.

**Summary of Facts and Conclusion of Law**

*Criteria 5: Whether and the extent to which the proposed zoning is consistent with the overall zoning program as expressed in future plans for the Town (LMO 16-2-103.C.3.a.v):*

**Findings of Fact:**

1. The application proposes to maintain the Property’s existing zoning district while adding the following uses to Golf Course: Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, Fitness and Wellness Center, Locker Rooms, and Administrative Offices.
2. The Town’s overall zoning program allows flexibility in the PD-1 Planned Development Mixed-Use Zoning District by allowing permitted land uses to change to address changing needs in the community.
3. The applicant is proposing to upgrade and consolidate the Port Royal Club facilities, to address the needs of Island residents and visitors, particularly the residents and guests of Port Royal Plantation.

**Conclusion of Law:**

1. The proposed uses are consistent with the overall zoning program because they will accommodate the needs of Island residents and visitors, particularly the residents and guests of Port Royal Plantation.

**Summary of Facts and Conclusion of Law**

*Criteria 6: Whether and the extent to which the proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts (LMO 16-2-103.C.3.a.vi):*

**Findings of Fact:**

1. The application proposes to maintain the Property’s existing zoning district while adding the following uses to Golf Course: Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, Fitness and Wellness Center, Locker Rooms, and Administrative Offices.
2. The parcels to the north, south and east of the Property are also located in the PD-1 Planned Development Mixed-Use District.
3. The approved uses of the parcels to the north, south and east of the Property are: Golf Course; Single-Family Residential; Multi-Family Residential; Association Offices; Conference Room and Security Offices; and Real Estate Sales and Management Offices.
4. The parcels to the west of the Property are located in the RM-4 Zoning District.
5. The permitted uses in the RM-4 Zoning District are Residential; Public, Civic, Institutional, and Educational; limited Resort Accommodation; limited Commercial Services; Agriculture; and Marina-related.

**Conclusions of Law:**

1. The proposed uses would not create an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts because the Property will remain in the PD-1 Zoning District and the proposed uses are consistent with the Recreational and Office uses on adjacent properties in the PD-1 Zoning District.
2. The proposed uses would not create an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts because the proposed uses are low-intensity recreational and office uses which would complement the low-intensity uses permitted in the RM-4 Zoning District.

**Summary of Facts and Conclusion of Law**

*Criteria 7: Whether and the extent to which the proposed zoning would allow the subject property to be put to a reasonably viable economic use (LMO 16-2-103.C.3.a.vii):*

**Findings of Fact:**

1. The application proposes to maintain the Property’s existing zoning district while adding the following uses to Golf Course: Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, Fitness and Wellness Center, Locker Rooms, and Administrative Offices.
2. The proposed Tennis Facilities and the Fitness and Wellness Center use would create new recreational opportunities on the Property.

**Conclusion of Law:**

1. Adding the proposed Tennis Courts, Tennis Pro Shop, and Fitness and Wellness Center uses to the Master Plan would allow the Port Royal Club to build these facilities on the Property, improving the diversity of recreational activities offered on the Property, thereby improving the economic viability of the property.

**Summary of Facts and Conclusions of Law**

*Criteria 8: Whether and the extent to which the proposed zoning would result in development that can be served by available, adequate and suitable public facilities (e.g. streets, potable water, sewerage, stormwater management) (LMO 16-2-103.C.3.a.viii):*

**Findings of Fact:**

1. The application proposes to maintain the Property’s existing zoning district while adding the following uses to Golf Course: Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, Fitness and Wellness Center, Locker Rooms, and Administrative Offices.
2. The Property has direct access to Coggins Point Road.
3. The Town Traffic and Transportation Engineer determined that Coggins Point Road has more than enough capacity to accommodate the number of average daily trips the proposed uses and density would generate.
4. The Property is already developed with potable water, sewer and stormwater management facilities.

**Conclusions of Law:**

1. If the proposed uses result in the redevelopment of the Property, the development could be served by available, adequate and suitable public facilities, e.g. streets, potable water, sewerage, stormwater management.
2. The Property is located on a street with the capacity to absorb the additional trips the proposed uses and density would generate.
3. If the Property is redeveloped, the adequacy of the stormwater facilities and all other infrastructure will be reviewed for compliance with the LMO prior to the approval of the Development Plan Review (DPR).

**Summary of Facts and Conclusion of Law**

*Criteria 9: Whether and the extent to which the proposed zoning is appropriate due to any changed or changing conditions in the affected area (LMO 16-2-103.C.3.a.ix):*

**Findings of Fact:**

1. The application proposes to maintain the Property’s existing zoning district while adding the following uses to Golf Course: Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, Fitness and Wellness Center, Locker Rooms, and Administrative Offices.
2. The Town recently purchased the Planters Row Golf Course, which is near the Property.
3. There are no current plans to change or redevelop the Planters Row Golf Course.
4. Other conditions in the affected area have not changed significantly in the past 10 years.

**Conclusion of Law:**

1. The proposed uses are appropriate for the Property because conditions in the affected area have not significantly changed in recent years and there are no plans to change nearby conditions.

**LMO Official Determination**

**Determination:** Staff determines that this application is compatible with the Comprehensive Plan and serves to carry out the purposes of the LMO as based on the enclosed Findings of Fact and Conclusions of Law.

Staff recommends that the Planning Commission **recommend approval** to Town Council of this application, which includes amending the Official Zoning Map by amending the Port Royal Plantation and Surrounds Master Plan to change the permitted uses on the Property to Golf Course, Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, Fitness and Wellness Center, Locker Rooms, and Administrative Offices and by increasing the assigned density of the Property to 12,500 square feet of Administrative Office use.

**Note: If the proposed amendment is approved by Town Council, such action shall be by ordinance to amend the Official Zoning Map. If it is denied by Town Council, such action shall be by resolution.**

**PREPARED BY:**

AC

*Senior Planner*

February 10, 2015

DATE

**REVIEWED BY:**

TBL

Teri B. Lewis, AICP  
*LMO Official*

February 10, 2015

DATE

**REVIEWED BY:**

JL

Jayne Lopko, AICP  
*Senior Planner & Planning Commission Board  
Coordinator*

February 10, 2015

DATE

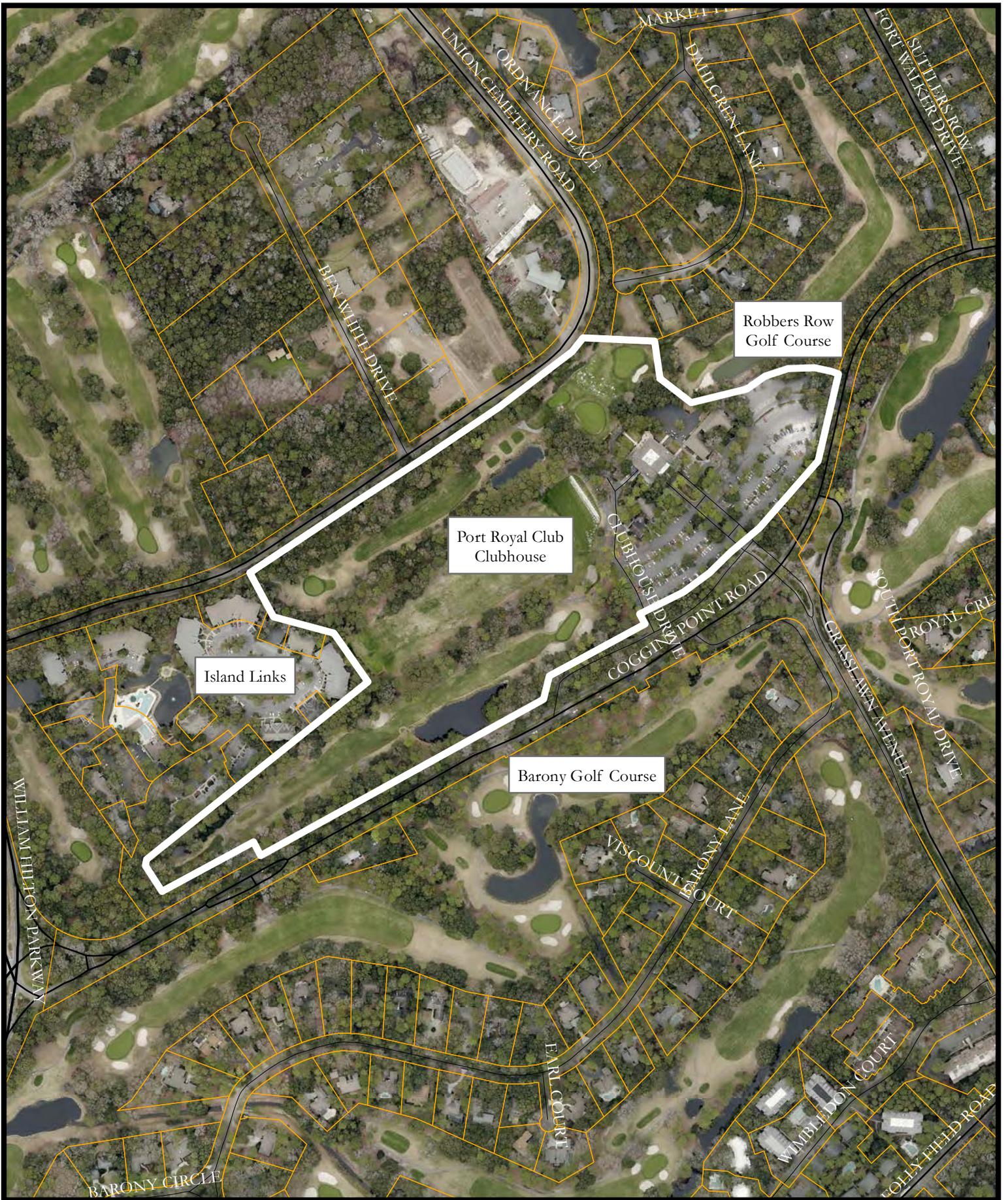
**ATTACHMENTS:**

- A) Heritage Golf Port Royal Tract Map
- B) Location Map
- C) Zoning Map
- D) Applicant's Narrative and Attachments
- E) Public Comments Received



Boundary of Port Royal Plantation

- Heritage Golf Port Royal (HGPR) Tract
- Port Royal Club Clubhouse (part of HGPR Tract)
- Port Royal Racquet Club (part of HGPR Tract)



Robbers Row  
Golf Course

Port Royal Club  
Clubhouse

Island Links

Barony Golf Course

# Town of Hilton Head Island

ZA-89-2015 Port Royal Club Clubhouse

Attachment B: Location Map

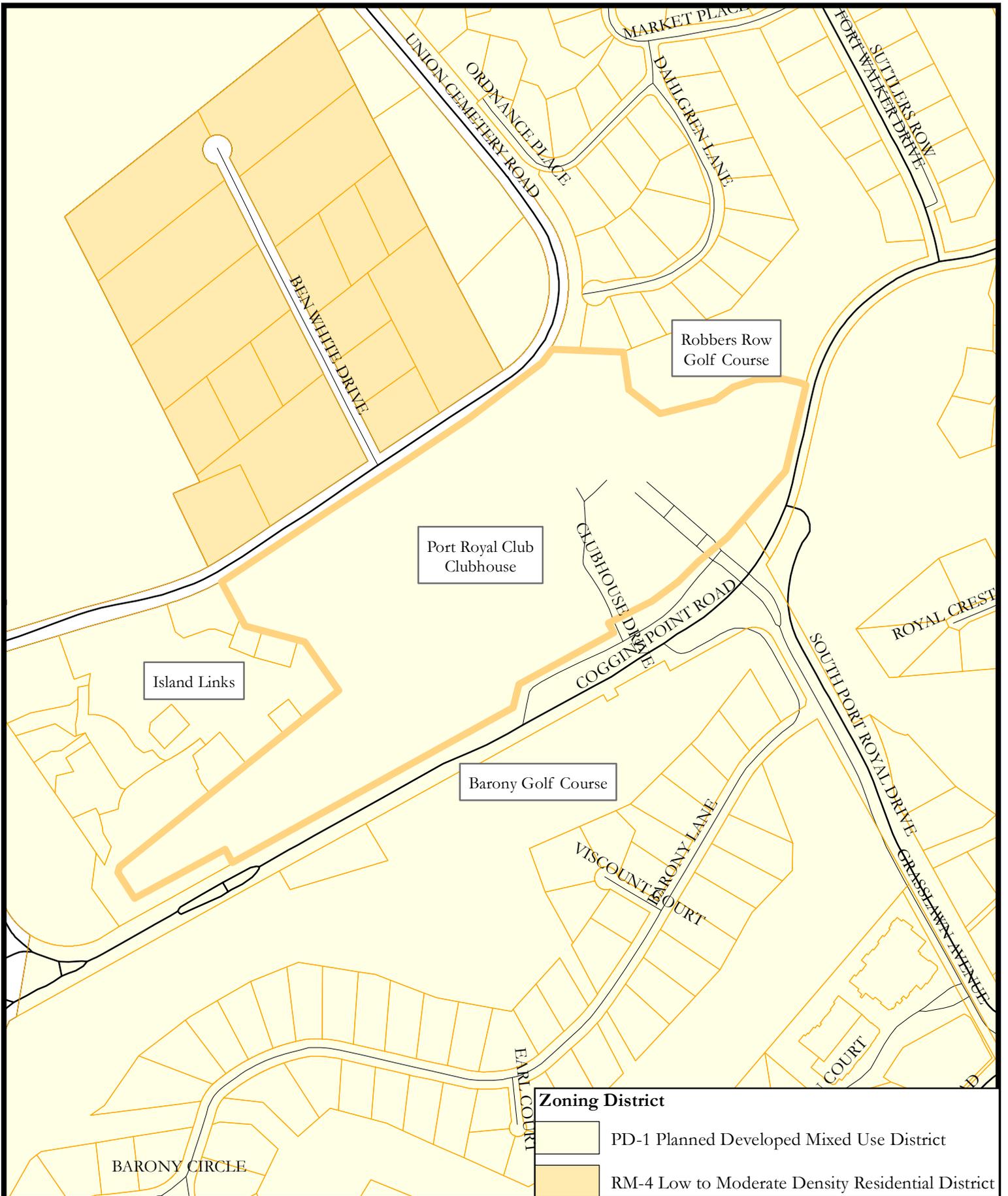


460 225 0 460 Feet



  
**Town of Hilton Head Island**  
 One Town Center Court  
 Hilton Head Island, SC 29928  
 (843) 341-4600

This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.



## Town of Hilton Head Island

ZA-89-2015 Port Royal Club Clubhouse  
 Attachment C: Zoning Map



This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.

**STATE OF SOUTH CAROLINA ) BEFORE THE PLANNING COMMISSION**  
**) OF THE**  
**) TOWN OF HILTON HEAD ISLAND, SC**  
**COUNTY OF BEAUFORT ) ZMA \_\_\_\_\_ 2015**

**ATTACHMENT 1**  
**TO**  
**THE PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION**  
**OF**  
**HERITAGE GOLF PORT ROYAL, LLC**  
**REGARDING**  
**38.62 ACRES, PORT ROYAL PLANTATION**

This Attachment 1 is part of the Planned Unit Development Amendment Application (this “Application”) of Heritage Golf Port Royal, LLC (the “Applicant”), and is submitted by the Applicant to the Planning Commission of the Town of Hilton Head Island (the “Town”) to address the Planned Unit Development (“PUD”) amendment criteria set forth in Sections 16-2-103.C.3, 16-2-103.D.4, and 16-2-103.D.9 of the Town’s Land Management Ordinance (the “LMO”). This Application seeks approval to amend the Planned Unit Development Approval for the Port Royal Plantation and Surrounds Master Plan (the “PRP Master Plan”) by clarifying and changing the permitted uses and densities applicable to a 38.62 acre tract (the “Property”) located in Port Royal Plantation, in the Town of Hilton Head Island.

**I. NARRATIVE – INTRODUCTION**

The Applicant is the owner of the Property, which is located at 10 Clubhouse Drive, Port Royal Plantation, and is also the operator of the Port Royal Club.<sup>1</sup> The Property, which is currently included as part of the Port

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<sup>1</sup> Membership in the Port Royal Club, which is open to the general public, entitles members to certain preferential use of the golf, tennis, and clubhouse facilities of the Club.



Royal Plantation and Surrounds Master Plan (the “PRP Master Plan”) <sup>2</sup>, is a portion of the 354.63 acre tract designated in the Beaufort County property tax records as TMS District 510, Map 9, Parcel 277.<sup>3</sup> The Applicant acquired the Property by way of a deed recorded on January 24, 2005.<sup>4</sup>

The Property is currently the site of the Port Royal Club’s clubhouse and attendant golf facilities for the three eighteen hole golf courses in Port Royal Plantation. The Applicant is now seeking to amend the PRP Master Plan to clarify the text of the PRP Master Plan regarding the existing uses and densities on the Property, and to include additional uses and associated densities on the Property.

This Application is filed with the Town simultaneously with another application by the Applicant to rezone the 8.4 acre tract that is currently the site of the Port Royal Club’s tennis facilities from the PD-1 District to the Resort Development (RD) District.

## **II. NARRATIVE – BACKGROUND**

### **A. THE PROPERTY**

The Property is the site of the Port Royal Club clubhouse and attendant administrative offices and golf facilities for the three eighteen hole golf courses in Port Royal Plantation.<sup>5</sup> The Property is separated geographically from the Port Royal Club’s tennis facilities located at 15 Wimbledon Court (the “Racquet Club Tract”). In order to upgrade and consolidate the recreational facilities of the Port Royal Club, the Applicant proposes to redevelop the Clubhouse Tract by constructing new tennis facilities and a new fitness and wellness center on

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<sup>2</sup> See LMO Section 16-3-105.K.2.6.

<sup>3</sup> See the copy of the plat showing the Property recorded in Beaufort County Plat Book 35 at Page 80 attached hereto as Exhibit A.

<sup>4</sup> See the copy of the deed recorded in Beaufort County Record Book 2088 at Page 64 attached hereto as Exhibit B. The Property is part of Parcel 3 described in that deed.

<sup>5</sup> In addition to the Port Royal Club’s clubhouse, administrative offices, and golf facilities, the Property also includes holes 1, 17, and 18 of the Planter’s Row Golf Course.



the Property. The new tennis facilities will replace the tennis facilities currently located on the Racquet Club Tract. This redevelopment of the Property will not only provide new and improved tennis facilities and a new fitness and wellness center for Port Royal Plantation and the Port Royal Club, but will also consolidate those facilities in a single location.

In order to provide a source of capital for the redevelopment of and additional investment in the Clubhouse Tract, the Applicant must be able to sell the Racquet Club Tract.

The Property is currently located in the PD-1 District, in the PRP Master Plan area. The current permitted use of the Property under the PRP Master Plan is "Golf Course".<sup>6</sup> The purpose of this Application is to amend the PRP Master Plan and its associated text to clarify and recognize the current uses and densities on the Property, and to permit the proposed new tennis facilities and fitness and wellness center additions to the Property.

## **B. THE REQUESTED REZONING**

The Applicant is requesting that the PRP Master Plan and its associated text be amended to clarify and recognize the current uses and densities on the Property, and to permit the proposed new tennis facilities and fitness and wellness center additions to the Property.

## **III. NARRATIVE – CURRENT AND PROPOSED PERMITTED USE AND DENSITY**

### **A. THE PRP MASTER PLAN**

The purpose of the PD-1 Districts is to recognize the existence within the Town of certain unique PUDs that are greater than 250 acres in size. The various PUD master plans and associated text, as approved and amended by

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<sup>6</sup> See the December 18, 2014 letter from Teri B. Lewis, the LMO Official, attached hereto as Exhibit C.



the Town, establish general permitted uses and densities for the various tracts within the PUDs.<sup>7</sup>

The Town approved PRP Master Plan is the map entitled “Provisional Development Plan Port Royal Plantation and Surrounds” stamped for preliminary approval by the Town on November 5, 1984. The only associated text for the PRP Master Plan is the language explaining existing and future development that is located in the lower left hand corner of the PRP Master Plan map. That text is, at best, very general in nature, and deals almost exclusively with residential densities for various tracts shown on the PRP Master Plan map.<sup>8</sup> The only reference in the original text to commercial density within the PRP Master Plan area is a designation of 40,000 square feet of commercial density allocated to what is referred to as the Ocean Tract.<sup>9</sup>

## **B. THE PROPERTY**

The Town’s LMO Official has determined that the permitted use on the Property under the PRP Master Plan is limited to golf course. No density is assigned to, or designated for use on, the Property under the text of the PRP Master Plan.

The Property is currently, and has historically been, used for typical golf and golf clubhouse activities, all of which are, and have been, available to the residents and guests of Port Royal Plantation, members of the Port Royal Club, and to the general public. These uses include playing golf, a dining facility and cocktail lounge in the clubhouse building, a golf pro shop with attendant sales of golf equipment and apparel and golf lessons, a meeting or conference area in

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<sup>7</sup> See LMO Section 16-3-105.K.

<sup>8</sup> The PRP Master Plan text even accounts for the hotel rooms at the Westin Hotel in terms of residential density.

<sup>9</sup> Various amendments to the PRP Master Plan over the years have provided for additional commercial density allocations. For example, Zoning Map Amendment Application ZMA 1-89 allowed for an addition of 1,600 square feet to the real estate sales office that was located on Coggins Point Road (now the offices of the Association of Land Owners of Port Royal Plantation), for a total permitted commercial density of 2,464 square feet; and Zoning Map Amendment Application ZMA 2-90 approved the addition of up to 15,000 square feet of non-residential use on the tract on Union Cemetery Road that is the site of the Ocean Woods landscaping business. In addition, Zoning Map Amendment Application ZMA 6-96 actually reduced the permitted commercial density on the Ocean Tract by 15,000 square feet.



the clubhouse building which is available for hire, administrative offices for the Port Royal Club and the Applicant, and the golf cart and golf course maintenance activities related to golf operations.

Notwithstanding the fact that the Property has historically been used for not only golf course, *i. e.*, outdoor recreational, use, but also for general commercial purposes for the eating establishment, lounge, and conference space located in the clubhouse, the text of the PRP Master Plan does not allocate any commercial square footage to the Property. Therefore, the first purpose of this Application is to clarify and amend the PRP Master Plan and its associated text to recognize the long standing, existing commercial and recreational uses and densities that are currently on the Property, which consists of the following:

Existing Use	Office Gross Floor Area	Recreational Gross Floor Area
Clubhouse building (restaurant, lounge, meeting area, kitchen, etc.)		8,221
Golf pro shop		2,000
Locker rooms		3,000
Administrative building	7,316	
Total existing Gross Floor Area	7,316	13,221

The second purpose of this Application is to further amend the PRP Master Plan and its associated text to allow for the redevelopment of the Property for the addition of new tennis facilities and a new fitness and wellness center, which are uses that may not fit within a traditional definition of “Golf Course”. The construction on the Property of the new proposed fitness and wellness center will also allow for the replacement of and expansion of the existing commercial office use in the administrative building. The proposed new and replacement uses and densities on the Property are as follows:



Proposed New Use	Office Gross Floor Area	Recreational Gross Floor Area
Tennis pro shop		1,000
Nine tennis courts		N/A
Fitness and Wellness Center		9,500
Administrative Office	9,500	
Replaced Administrative Office <sup>10</sup>	-4,410	
Total proposed new Gross Floor Area	5,090	10,500

Upon the approval of this Application and the redevelopment of the Property as currently contemplated by the Applicant, the Property will have approximately 12,500 square feet of office use space and 24,000 square feet of recreational use space, along with nine new tennis courts.

#### **IV. NARRATIVE – REZONING CRITERIA**

LMO Sections 16-2-103.C.3.a and 16-2-103.D.9 set forth the criteria which the Planning Commission is to address in making a recommendation to the Town Council on this request to amend the PRP Master Plan, as follows:

##### **A. Is the Application in accordance with the Comprehensive Plan.**

The concept of consistency with, or accordance with, the Comprehensive Plan adopted by the Town Council on May 4, 2010, as amended on July 3, 2012 (the “Comprehensive Plan”) is necessarily a question of balance. By its very nature, the Comprehensive Plan is an

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<sup>10</sup> The Applicant’s plans for the Property include the demolition of part of the existing administrative building.



inherently self-contradictory document, with competing visions, goals, and strategies within its various elements.

Most importantly, this Application is not inconsistent with, and indeed is in accordance with, many of the Visions, Goals, and Implementation Strategies of the Comprehensive Plan. Instead of facilitating new development of a currently undeveloped tract of land, this Application seeks to allow for the redevelopment of the Property in a manner that will provide new, updated tennis facilities and a new fitness and wellness center for the use of Port Royal Plantation residents and members of the Port Royal Club.

The **Natural Resources Vision** of the Comprehensive Plan directs the Town to protect Hilton Head Island's diverse natural resources, which are pivotal to the economic well-being of the community and the high quality of life on the Island.<sup>11</sup> The Applicant's proposed amendment of the PRP Master Plan likely will not have a negative impact on the Town's Natural Resources Vision since the redevelopment of the Property and the development permitting process mandated by the LMO will fully address any natural resource issues that may arise. The approval of this Application will not result in new development; instead, it will result in the redevelopment of the Property. The LMO's development performance standards provide natural resources protections, such as tree protections, open space and pervious coverage requirements, and storm water management, as part of the permitting process.

Moreover, the Comprehensive Plan does actively support this Application in several specific areas.

The **Community Facilities Element** vision of the Comprehensive Plan directs the Town to provide facilities for the residents and visitors of Hilton Head Island which are maintained at the highest levels of service and efficiency consistent with facilities of a world class community.<sup>12</sup> The approval of this Application will actively support the improvement of

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<sup>11</sup> See the Comprehensive Plan, at Page 20.

<sup>12</sup> See the Comprehensive Plan, at Page 60.



community recreational facilities for Port Royal Plantation and the Port Royal Club by consolidating and upgrading the tennis facilities, and adding a new fitness and wellness center to the Property. Certainly, the approval of this Application will not have a negative impact on the Town's community facilities. The basic infrastructure required for redevelopment of the Property, including potable water and sanitary sewer service, storm water drainage, electric, telephone, and cable utilities services, and roadways, is already in place.

The proposed fitness and wellness center to be included in the redevelopment of the Property will be an important addition to the Town's health care services facilities.<sup>13</sup> While there are several health clubs currently operating within the Town, to the Applicant's knowledge, none of those health clubs provide a comprehensive wellness center with healthcare professionals on staff and a focus on more than just exercise, as part of their operations. The Applicant submits that the planned fitness and wellness center to be included in the redevelopment of the Property will provide a needed service for the older adults who are a substantial portion of the Town's population, thereby supporting Goal 6.8.A<sup>14</sup> and Implementation Strategy 6.8.A<sup>15</sup> of the Community Facilities Element of the Comprehensive Plan.

The Comprehensive Plan's **Economic Development Element** looks to define, foster, and enhance the economic environment that sustains Hilton Head Island's unique way of life.<sup>16</sup> In particular, the Comprehensive Plan recognizes that "Residents/Second Home Owners and Visitors/Tourism sectors are the economic engines while the Retail and Service sector is the integrator for Island wealth creation."<sup>17</sup> The consolidation of the Port Royal Club's tennis facilities on the Property,

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<sup>13</sup> Health care services is the subject of Section 6.8 of the Comprehensive Plan, at Pages 80 and 81.

<sup>14</sup> See the Comprehensive Plan, at Page 86.

<sup>15</sup> See the Comprehensive Plan, at Page 88.

<sup>16</sup> See the Comprehensive Plan, at Page 89.

<sup>17</sup> See the Comprehensive Plan, at Page 89.



and the addition of the new fitness and wellness center to the Property, will increase the opportunities to feed the Town's economic engines not only in the Port Royal Plantation area, but also for the entire Island, as well as support opportunities for the Town's retail and service sector integrators. Specifically, Section 7.4 of the Economic Development Element recognizes that the Town's key economic assets include PGA caliber golf courses, renowned tennis facilities, and medical support, all of which enable residential and visitor growth.<sup>18</sup>

The Applicant submits that the proposed consolidation of the Port Royal Club's golf and tennis recreational facilities, and the addition of the proposed fitness and wellness center, on the Property is in accordance with, and encouraged by, the Economic Development Element of the Comprehensive Plan.

The Comprehensive Plan's **Land Use Element** seeks a high quality of life by planning for population growth, public and private development and redevelopment, and the proper distribution, location, and intensity of land uses with adequate levels of services, while maintaining and protecting the natural resources, residential neighborhoods, and overall character of the Town,<sup>19</sup> and states that future land use decisions and requests for zoning changes will be determined using the background information contained in the Comprehensive Plan as well as the future land use map, currently represented by the Town's Official Zoning Map.<sup>20</sup>

Goal 8.3 of the Land Use Element (a) is to provide flexibility for the PUDs, and (b) states that an appropriate mix of land uses to accommodate permanent and seasonal populations and existing market

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<sup>18</sup> See the Comprehensive Plan, at Page 91.

<sup>19</sup> See the Comprehensive Plan, at Page 102.

<sup>20</sup> See the Comprehensive Plan, at Page 110.



demands is important to the Town's high quality of life, and should be considered when amending PUD Master Plans.<sup>21</sup>

Goal 8.10 of the Land Use Element is to provide appropriate modifications to the zoning designations to meet market demands while maintaining the character of the Island. <sup>22</sup>

Implementation Strategy 8.3 of the Land Use Element is to provide flexibility within the PUD's to address appropriate commercial or service land uses in an area with a high residential concentration.<sup>23</sup>

The Applicant submits that this Application directly addresses Goals 8.3 and 8.10, and furthers Implementation Strategy 8.3, of the Land Use Element of the Comprehensive Plan by permitting the consolidation and improvement of the recreational facilities available to residents of Port Royal Plantation, members of the Port Royal Club, and the Island as a whole on the Property.

The **Transportation Element** of the Comprehensive Plan looks to provide a safe, efficient, environmentally sound, aesthetically pleasing, and fiscally responsible transportation system to enhance the quality of life for those living in, employed in, and visiting Hilton Head Island.<sup>24</sup>

Goal 9.1.B of the Transportation Element is to maintain specific traffic analysis standards in the LMO to guide development in accordance with existing and future needs of the Town. Implementation Strategy 9.1.K is to continue to maintain traffic analysis standards in the LMO.<sup>25</sup>

The traffic analysis standards referred to in the Transportation Element are in LMO Section 16-5-106. Those standards set goals for

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<sup>21</sup> See the Comprehensive Plan, at Page 111.

<sup>22</sup> See the Comprehensive Plan, at Page 112.

<sup>23</sup> See the Comprehensive Plan, at Page 112.

<sup>24</sup> See the Comprehensive Plan, at Page 117.

<sup>25</sup> See the Comprehensive Plan, at Pages 136 and 137.



average total delay per vehicle and volume to capacity ratios for signalized intersections in the Town.

A common line of inquiry in any rezoning application is, “What about the traffic?” While a formal traffic impact analysis plan is generally a development permit matter, and is not technically required as part of a PUD master plan amendment application, anticipating this line of inquiry, the Applicant has commissioned a traffic impact analysis study to understand the effect of the redevelopment of the Property. The traffic impact analysis study for the redevelopment of the Property has not been finalized in time to include it with this Application; however, it will be provided to the Town Staff for review upon completion.

The **Recreation Element** of the Comprehensive Plan, which seeks to enrich the quality of life for residents and visitors by providing diverse recreational facilities and programs which respond to changing needs of the population,<sup>26</sup> recognizes that the overall recreation system on the Island is a result of both public and private efforts.

Goal 10.1.A of the Recreation Element is to continue to expand the public recreation system by providing adequate facilities to meet the needs of a broad spectrum of the Island population (including visitors) while maintaining sensitivity to the specific needs of the Island.<sup>27</sup>

Approval of this Application will enable the Applicant to provide upgraded and consolidated recreational facilities for the residents of Port Royal Plantation, members of the Port Royal Club, and the general public on the Property. These improvements to the Port Royal Plantation area’s recreational and fitness and wellness facilities are directly supported by the Recreation Element of the Comprehensive Plan.

The Applicant submits that the foregoing clearly demonstrates that the Application is in accordance with the Comprehensive Plan.

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<sup>26</sup> See the Comprehensive Plan, at Page 142.

<sup>27</sup> See the Comprehensive Plan, at Page 158.



**B. The proposed rezoning would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity.**

The current permitted use on the Property under the PRP Master Plan is limited to the existing golf course. The relocation and consolidation of the tennis facilities, as well as the addition of the proposed fitness and wellness center, on the Property will clearly benefit the Port Royal Plantation community, the members of the Port Royal Club, and the public as a whole with upgraded and additional recreational and fitness and wellness facilities.

The Property is bordered on the south by the right-of-way of Coggins Point Road, on the east by a portion of the Robbers Row Golf Course, on the north by the right-of-way of Union Cemetery Road and one single family residential lot located on the cul-de-sac at the end of Dahlgreen Lane, and on the west by the Planter's Quarters and Island Links Resort interval occupancy developments.

Considering the mixed use nature of the PD-1 District where the Property is located and the existing outdoor recreation use on the Property, the Applicant believes the proposed new uses on the Property are compatible with the uses allowed on other property in the immediate vicinity of the Property.

**C. The proposed rezoning is appropriate for the land.**

The Property is uniquely suited for the uses permitted by the proposed amendment of the PRP Master Plan since the Property is already used for outdoor recreation and attendant uses. The Property has electrical, water, sewer, and storm drainage facilities in place.

The Applicant submits that the Property is clearly suitable for the more varied uses that would be permitted for the Property under the PRP Master Plan if this Application is approved.



**D. The proposed rezoning addresses a demonstrated community need.**

There have been discussions among many Port Royal Plantation residents for several years about adding a fitness center in the Port Royal Plantation area; however, for various reasons, the Port Royal Plantation POA has not been able to meet that need.

While the Applicant will be complying with the notice provisions of LMO Sections 16-2-103.C.2.d and D-1.A.1.c for this Application, the Applicant has previously sent a mailing to all members of the Port Royal Plantation POA telling them of the plans for the proposed redevelopment of the Property to relocate the tennis facilities and add the new fitness and wellness center, and it appears to the Applicant that the consensus of the Port Royal Plantation community is that the redevelopment is a good addition to the Port Royal Club facilities, which is clear evidence of a demonstrated community need for the new and upgraded facilities that will result from the approval of this Application. It also seems logical for all of the Port Royal Club's recreational facilities to be consolidated on the Property, instead of spread out between the Property and the Racquet Club tract, as is the case now.

**E. The proposed rezoning is consistent with the overall zoning program as expressed in future plans for the Town.**

The Comprehensive Plan, which “outlines a blueprint for the further development of [our] community”,<sup>28</sup> and the LMO, which provides specific guidelines for development on Hilton Head Island, are two documents that provide for the overall zoning program for the Town.

This Application seeks to allow for the relocation of the tennis facilities to the Property, and the addition of a new fitness and wellness center as well. The Applicant is unaware of any future plans of the Town which are inconsistent with this Application. In fact, since this

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<sup>28</sup> See the Comprehensive Plan, at Page 1.



Application is actively supported by the Comprehensive Plan, as set forth above, and, in the Applicant's opinion, meets the criteria for the amendment of the PRP Master Plan as set forth in the LMO, the ordinance governing the Town's current and future zoning and development plans, this Application is consistent with the overall zoning program of the Town.

**F. The proposed rezoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts.**

This Application does not seek to change the zoning district applicable to the Property, which will remain in the PD-1 District. Therefore, no inappropriately isolated zoning district will be created if this Application is approved.

**G. The proposed rezoning would allow the subject property to be put to a reasonably viable economic use.**

The Property is currently used for golf and golf clubhouse operations, a reasonably viable economic use. The addition of new, upgraded tennis facilities and a new fitness and wellness center to the Property will only enhance the economic viability of the Property.

**H. The proposed rezoning would result in development that can be served by available, adequate and suitable public facilities.**

Because the Property is already developed, it is evident that it is currently served by electrical, water, sewer, and storm drainage facilities that are already in place. The Property is located on Clubhouse Drive, with easy vehicular access to Coggins Point Road and good road connections to William Hilton Parkway, thereby providing adequate vehicular access to the Property.



**I. The proposed rezoning is appropriate due to any changed or changing conditions in the affected area.**

The members of the Port Royal Club have expressed to the Applicant their desire for the new fitness and wellness center proposed for the Property, as did residents of Port Royal Plantation, resulting in a changed or changing condition in the Port Royal Plantation area generally, and on the Property specifically, justifying the requested amendment of the PRP Master Plan. Without that amendment, it will not be possible to redevelop the Property to provide the new and upgraded facilities planned by the Application.

**V. NARRATIVE – CONCLUSION**

The Applicant believes the foregoing narrative demonstrates that this Application is in conformance with the LMO and the Town's Comprehensive Plan, and meets the criteria set forth in LMO Sections 16-2-103.C.3 and 16-2-106.D.9. Accordingly, the Applicant respectfully requests that the Planning Commission (a) consider this Application and the testimony and supporting documentation which will be entered into the record; (b) find:

1. That this Application and the supporting testimony and documentation establish that the requested amendment of the PRP Master Plan is in accordance with the Town's Comprehensive Plan; and
2. That this Application and the supporting testimony and documentation establish that the approval of the requested amendment of the PRP Master Plan would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity; and
3. That this Application and the supporting testimony and documentation establish that the requested amendment of the PRP Master Plan is appropriate for the land; and



4. That this Application and the supporting testimony and documentation establish that the requested amendment of the PRP Master Plan addresses a demonstrated community need; and

5. That this Application and the supporting testimony and documentation establish that the requested amendment of the PRP Master Plan is consistent with the overall zoning program as expressed in the future plans for the Town; and

6. That this Application and the supporting testimony and documentation establish that the approval of the requested amendment of the PRP Master Plan would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts; and

7. That this Application and the supporting testimony and documentation establish that the approval of the requested amendment of the PRP Master Plan would allow the Property to be put to a reasonably viable economic use; and

8. That this Application and the supporting testimony and documentation establish that the approval of the requested amendment of the PRP Master Plan would result in development that can be served by available, adequate and suitable public facilities; and

9. That this Application and the supporting testimony and documentation establish that the requested amendment of the PRP Master Plan is appropriate due to any changed or changing conditions in the affected area; and

(c) recommend to the Town Council that they approve the requested amendment of the PRP Master Plan and its associated text as proposed by this Application to recognize the long standing, existing commercial use and density that is currently on the Property, and allow the addition of new tennis facilities, a new fitness and wellness center, and additional office space, with the additional requested density to accommodate those new uses on the Property.



Respectfully submitted on behalf of the Applicant this 20<sup>th</sup> day of  
January, 2015.



This signature is an electronic reproduction

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Chester C. Williams, Esquire  
Law Office of Chester C. Williams, LLC  
17 Executive Park Road, Suite 2  
PO Box 6028  
Hilton Head Island, SC 29938-6028  
843-842-5411  
843-842-5412 (fax)  
[Firm@CCWLaw.net](mailto:Firm@CCWLaw.net)



ZA-89-2015 Port Royal Clubhouse  
Staff Report - Attachment E

February 15, 2015

Mr. Gary L. Dee  
c/o Mr. Brady Boyd  
Heritage Golf Port Royal, LLC  
10 Clubhouse Drive  
Hilton Head Island, SC 29938

Ms. Terri Lewis  
LMO Official  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

REF:

1. Heritage Golf Port Royal application ZA-89-2015 dated January 20, 2015, to amend the Zoning Map
2. Letter of December 5, 2014 to Plantation Club Members and Residents, from Mr. Brady Boyd (attached)

First, I would like to personally endorse the exciting new "concepts" for expanding the facilities at our Port Royal Golf Club. Moving the tennis courts to the club house and building a fitness center are terrific ideas for both the club and the plantation residents.

I had not rushed to document my thoughts since the wording in Mr. Boyd's referenced letter indicated that this was only a "preliminary artists conceptual plan." The wording indicated that this project was only at the concepts stage and I assumed years away from approval. I assumed that meetings would be held to solicit input from club members and residents. I was very disappointed to hear this week that Heritage is now rushing to get a zoning approval from the Planning Commission for the project at a Town of Hilton Head meeting on February 18th at 3 PM.

Without knowing the details of the project, I have documented my concerns and suggestions for consideration by Heritage Golf management. I hope that these suggestions can get this project on tract for agreement such that zoning approval can be considered. Based on the preliminary drawing, I am recommending swapping the tennis courts with the fitness center, and solidifying this decision via a change in the proposed zoning. This recommendation has multiple benefits:

-From a nearby single residence viewpoint: The swap moves the tennis courts away from the nearby single resident homes that are less than a couple hundred feet from the proposed tennis courts. It not reasonable to even consider building tennis courts directly across the fairway from these homes built years ago. It should be noted that the swap would eliminate the noise from the tennis courts. In addition to the 8 courts proposed in December, a new drawing was received last week adding a 9th court which has stadium seating. The current location of the tennis courts at 15 Wimbledon Court has stadium seating and is used at night for exhibition matches. Although we were told the proposed tennis new courts will not be lighted, the current location of the tennis courts includes multiple lighted courts, and it is logical that lighted tennis courts will be requested in the future. Thus, it important that the lighting decision is protected via zoning which is outlined

ZA-89-2015 Port Royal Clubhouse  
Staff Report - Attachment E

below. Although it could be argued that a buffer could be provided between the tennis courts and the homes, it is to be noted that there is only an extremely small area which could be used for a buffer since it would be limited by the existing lagoon.

From a plantation Resident viewpoint: The swap moves the tennis courts away from Coggins Point Road, one of the main entrances to Port Royal Plantation. The plantation currently has a well landscaped entrance road with a beautiful canopy of trees. The tennis courts are not appropriate butting up to the road. The concern here is the same as for the single family homes, with the same lighting issue. It is to be noted that there would only be an extremely small area for a buffer between the courts and the road. Although I was told that the new courts were not going to be lighted, it is essential that zoning protection be provided to lock this decision in for the future.

From a tennis viewpoint: First, it is to be noted that the proposed location is basically circled by the golf cart path, which runs directly behind the fence of the courts with little to no room for buffers. With this location, the golf carts would be constant distraction to the players. In addition, the courts are squeezed into a space which would not allow an area for the addition of more courts if merited. It is my understanding that the zoning requests significantly reduce the availability of courts by reducing the number of tennis courts from the current 15 to 9. In addition, the current location at 15 Wimbledon Court does provide for night play on multiple lighted courts.

It is my recommendation to move the courts to the other side of the clubhouse where there is available area since:

- no single family residences in the area.
- adequate space for the needed buffers.
- much further removed from Coggins Point Road.
- room for expansion of tennis facilities if merited in the future.

How can we move forward now and address these issues with zoning? One possible suggestion would be to subdivide the parcel of land involved (referred to 10 Clubhouse Drive and Parcel R510-009-000-0277-0000) into two parcels, separating the property on the two sides of the clubhouse. The zoning for parcel on the right of the club house would prohibit tennis courts being constructed here to eliminate the concerns stated above. The parcel on the left could include the language in the current proposal (ZA 89-2015) which includes the tennis courts. Since I am by no means knowledgeable in zoning alternatives, I am sure that the experts may be able to suggest alternative zoning solutions to document where tennis courts can and can not be located.

I am not aware that this project has been endorsed by either the Board of the Landowners of Port Royal or the Board of the Port Royal Plantation Club. Although these approvals may not be legally required for the zoning meeting, it is my opinion that these approvals are essential to continue the excellent working relationship between the members, the plantation residents, and Heritage Golf.

In summary, Heritage Golf management should be complimented on their concepts and willingness to invest in our community, but I am recommending that this zoning proposal be pulled off the agenda from the Town zoning meeting until the parties involved have the opportunity to agree on a detail proposal of what Heritage intends to do with the property. It is best that ideas are developed in a small room of people and not in a Planning Commission meeting. If the proposal goes forward,

ZA-89-2015 Port Royal Clubhouse  
Staff Report - Attachment E

based on the known facts, I will urge the Zoning Board at the meeting on February 18th to defer any action on the application, until it is revised to incorporate a workable solution for the residents, the club members, and Heritage Golf.

It is to be noted that I am both a Port Royal Plantation resident and a Port Royal Plantation Club member. If you have any questions, I will be glad to provide you a tour our the area such that you can better understand the concerns stated and the solutions offered. I can be contacted at 843-689-3933.

Jim Fisher  
3 Fort Walker Drive  
Hilton Head Island, SC

cc: Mr. Lance Pyle, General Manager, Association of Landowners of Port Royal Plantation  
Mr. Brady Boyd, Director of Operations, Heritage Golf Group, Hilton Head Island, SC  
Mr. John McCann, Town Council, Town of Hilton Head Island

ZA-89-2015 Port Royal Clubhouse  
Staff Report - Attachment E

**From:** [hhiweb](#)  
**To:** [Cyril Anne](#)  
**Subject:** Public Comment Submitted  
**Date:** Wednesday, February 18, 2015 11:11:20 AM

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ZA-89-2015 - Port Royal Clubhouse

We own a home on Moonshell Road in Folly Field and strongly opposed the development requested.

Folly Field Road traffic is abominable year round but especially in the Spring and Summer months. Added resort facilities along this "raceway" road would be abominable..

HighTide Cottage Partners



February 13, 2014

Teri Lewis, LMO Official  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Heritage Rezoning Applications ZA-89-2015 and ZA-91-2015

Teri:

The Association of Landowners of Port Royal Plantation is not prepared to make a comment on the rezoning applications listed above at this time. We are in the process of clarifying our concerns with Heritage Golf Group, LLC. We are expected to have further information no later than the close of business Monday, February 16, 2015. Based on the information, I believe we are still within the 14 day written response period provided to submit a written notice. As previously communicated verbally, the Association has some serious concerns to the rezoning of the parcel currently being used as tennis court and listed as "Recreation" and further major concerns with rezoning of the parcel listed as "Golf Course" which is the Port Royal Club, driving range and Planters Row holes #1 and #18.

If you have any questions, please contact me.

Sincerely,

Lance Pyle, PCAM  
General Manager

ZA-89-2015 Port Royal Clubhouse  
Staff Report - Attachment E



February 16, 2014

Teri Lewis, LMO Official  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Heritage Rezoning Applications ZA-89-2015 and ZA-91-2015

Teri:

The Association of Landowners of Port Royal Plantation has been working diligently to meet the Towns requirements and provide a detailed a response. The Board of Directors have reviewed and discussed the two (2) proposed rezoning applications submitted by Heritage Golf Group, LLC. listed above. The Board members also see merit in the relocation of the tennis courts and the addition of fitness and wellness as noted in the application. However, there are serious concerns shared by the Board members, landowners and neighboring communities with the applications as submitted in relation to the PD-1 Port Royal Plantation and Surrounds.

The master plan is comprised of not only the Heritage Golf Group, LLC. property but several multi use properties with defined densities and the Association of Landowners of Port Royal Planation which makes up the largest portion of the Master Plan. In addition, most of the roads or all but one is owned by the Association.

**ZA-91-2015 Rezoningthe 8.4 acres 15 Wimbledon Court requested change "PD -1 Recreation" to "RD"**  
While the request to remove the parcel (tennis courts) from the PD-1 designation to a RD designation would give it a higher market value we believe this presents some challenges:

- Traffic issues are the biggest concern at two key locations; the light at US 278 and Coggins Point Road and the left hand turn at Coggins Point Road and Grasslawn. We believe the additional development, without consideration to the Association's traffic concerns, will have a negative impact on the Community and access for Port Royal Landowners. If the property is zoned RD and removed from the PD, the application notes access would be from Folly Field Road. In addition, the traffic study shows all access using US 278 to Folly Field Road. We understand that there may be some residual traffic using the Association private roads (Coggins Point, Club House and Grasslawn) and Wimbledon Court but this would be after they have accessed the property using Folly Road which minimizes the traffic on Coggins Point Road. According to the Staff notes (pg. 6), Conclusion 8. the existing road being Folly Field Road could handle the additional capacity to accommodate the density. The Association would agree if this was the only point of access. The current address is 15 Wimbledon Court with the current primary access using Coggins Point Road to Clubhouse Drive to Grasslawn Ave to Wimbledon Court. As noted the intersection of US 278 and Coggins Point Road is now being used by the entities already in the master plan. The Association believes the additional density would have a negative impact on the Association. The Association has obtained written confirmation that

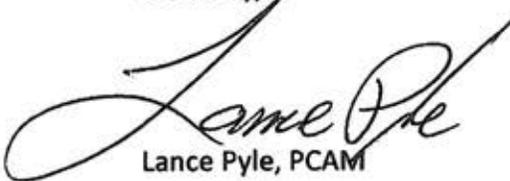
Heritage Golf LLC. will provide a deed restrictive covenant to prohibit access to Wimbledon Court. The Association would also request that if the Planning Commission is basing their decision on the proposed application that shows Folly Field Road as the primary access that the Planning Commission include in their recommendation to Town Council that the parcel be given a Folly Field Road address. In conjunction with the Deed Restriction and by changing the physical address this would remove the parcel from the Plan Development eliminating future confusion.

**ZA-89-2015 Rezoning within the PD-1 Master Plan "Golf Course" to "Commercial, Recreational"**

Port Royal Plantation is encouraged with the concept of a fitness/wellness center with the relocation of tennis courts. However, we have the following concerns:

- The Association is concerned with the rezoning of the parcel as it includes more than just the club area (clubhouse, pro-shop and administration offices with the proposed changes). The parcel also includes Planter Row Golf hole #1 and #18 and the driving range. The rezoning not only affects the areas noted but the entire parcel. Heritage has provided the Association with written documentation to add a deed restriction which limits vertical constructions on #18.
- The rezoning should be specific to the functions located at the property and not "Commercial, Recreational". The Staff report recommends changing the permitted use on the property to Golf Course, Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, Fitness and Wellness, locker rooms and administrative offices with increased assigned density of the property to 12,500 square feet of Administrative office use. Based on the application the new proposed Administration Office is 9,500 but the Staff report shows 12,500 as part of their recommendation. Although, the application notes "Commercial / Recreational" as the rezoning change it is unclear in the recommendation if the application was turned down or amended. The Association would support the staff notes to specifically identify the use on the property and the accurate Administration office space square footage without an open end use such as Commercial / Recreational.

Sincerely,

A handwritten signature in black ink, appearing to read "Lance Pyle", written in a cursive style.

Lance Pyle, PCAM  
General Manager

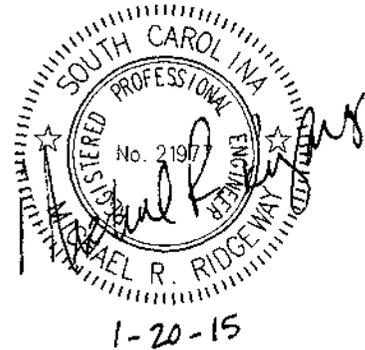
# **TRAFFIC IMPACT AND ACCESS STUDY**

**PROPOSED TENNIS COURTS AND WELLNESS CENTER/OFFICE  
PORT ROYAL GOLF AND RACQUET CLUB COMPLEX  
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**

*Prepared for:*

**CHESTER C. WILLIAMS, LLC  
Town of Hilton Head Island, SC**

**Submitted  
January 2015**



*Prepared by:*

**SRS Engineering, Inc.  
801 Mohawk Drive  
West Columbia, SC 29169**



January 20, 2015

SRS Engineering, LLC  
801 Mohawk Drive  
West Columbia, SC 29169

Mr. Chet Williams  
Chester C. Williams, LLC  
17 Executive Park Road, Suite 2  
Hilton Head Island, SC 29938-6028

**Email:** firm@ccwlaw.net  
**Phone:** 843 842 5411

**RE: Traffic Impact and Access Study  
Port Royal Golf and Racquet Club Expansion  
Nine Tennis Courts and Wellness Center/Office  
Hilton Head Island, SC**

Dear Chet:

As requested, SRS Engineering, LLC (SRS) has completed an assessment of the traffic impacts associated with the expansion of the Port Royal Golf & Racquet Club to add tennis court facilities and a small wellness center/support office within their facility located along Coggins Point Road in Hilton Head, South Carolina. This study addresses this project under the current Land Management Ordinance (LMO) of the Town of Hilton Head Island by following the guidelines and parameters as required. The following provides a summary of this study's findings.

## **PROJECT DESCRIPTION**

The project site is generally located within the Port Royal Golf Club and is planned on being an addition to the current amenities provided at the course/club. **Figure 1** (Figures follow this report) depicts the site location in relation the local roadway network. The project proposal is to construct nine (9) new tennis courts and a building containing a 9,500 square-foot (sf) wellness/fitness center (first floor) and a small 5,090 sf office (second floor).

Access to/from the Port Royal Golf Club complex is currently provided to/from Clubhouse Drive which intersects Coggins Point Road. Coggins Point Road provides more of a regional access to/from US 278 Business (William Hilton Parkway) via a signalized intersection which is the defined study area for this project report. A copy of the most recent site plan is provided as **Figure 2**. As scheduled, the site is projected to be constructed and operational by Year 2016.

## **EXISTING CONDITIONS**

The LMO mandates the use of summer seasonal (June) traffic volume information when analyzing the potential impact of a development project on the defined roadway network. In accordance with Town staff, the intersection of US 278 at Coggins Point Road has been identified by staff in order to determine project impact on the surrounding roadway network.

**Figure 3** illustrates the existing geometrics and traffic control for the study area intersection and surrounding roadways.

### **Traffic Volumes**

In order to determine the existing traffic volume flow patterns within the study area, weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak period turning movement specific count data has been provided by Town staff which reflect the 45<sup>th</sup> highest day of the year traffic volumes. Town staff has provided the most recent 2014 count data for use in this report. This data; typically collected during the second week in June; reflects seasonal traffic volume conditions. **Figure 4** graphically depict the representative 2014 Existing AM and PM peak-hour traffic volumes for the study area intersection of US 278 at Coggins Point Road.

### **FUTURE CONDITIONS**

Traffic analyses for future conditions have been conducted for two separate scenarios: first, 2016 No-Build conditions, which include an annual normal growth in traffic, all pertinent background development traffic, and any pertinent planned roadway/intersection improvements; and secondly, 2016 Build conditions, which account for all No-Build conditions PLUS traffic generated by the proposed development.

#### **No-Build Traffic Conditions**

##### **Background Development**

Based on discussions with Town staff, at this time there are no approved development projects in the immediate area of the project which will affect traffic volumes.

##### **Annual Growth Rate**

Based on the projection year of 2016, a 1-percent annual growth rate has been utilized to project future conditions. This growth rate has been developed based on historical traffic counts provided by staff and subsequently approved by Town staff for use in this report. The anticipated 2016 No-Build AM and PM peak-hour traffic volumes, which reflect the annual 1-percent growth rate, are shown in **Figure 5**.

##### **Planned Roadway Improvements**

No planned roadway improvement projects are currently planned for the project study area.

#### **Site-Generated Traffic**

Traffic volumes expected to be generated by the proposed project were forecasted using the Ninth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. Land-Use Codes #490, 710 & 492 have been used to estimate the specific site-generated traffic. **Table 1** depicts the anticipated site-generated traffic.

**Table 1**  
**PROJECT TRIP GENERATION<sup>1</sup>**  
*Port Royal Golf & Racquet Club Expansion*  
*Tennis Courts & Wellness Center/Office*

<b>Time Period</b>	<b>9 Tennis Courts (a)</b>	<b>9,500 sf Wellness (b)</b>	<b>5,090 Office Space (c)</b>	<b>Total Trips (a+b+c)</b>
<b>Weekday Daily</b>	280	320	140	740
<b>AM Peak-Hour</b>				
Enter	7	6	7	20
Exit	<u>8</u>	<u>7</u>	<u>1</u>	<u>16</u>
Total	15	13	8	36
<b>PM Peak-Hour</b>				
Enter	20	17	1	38
Exit	<u>15</u>	<u>17</u>	<u>7</u>	<u>39</u>
Total	35	34	8	77

1. ITE Trip Generation manual, Ninth Edition, LUC's 490, 710 & 492.

As shown, the two planned land-uses can be expected to generate a total of 740 two-way vehicular trips on a weekday daily basis, of which a total of 36 trips (20 entering, 16 exiting) can be expected during the AM peak-hour. During the PM peak-hour, 77 trips (38 entering, 39 exiting) can be expected.

**Distribution Pattern**

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing and projected travel patterns within the study area and is shown in **Table 2**.

**Table 2**  
**TRIP DISTRIBUTION PATTERN**  
*Port Royal Golf & Racquet Club Expansion*  
*Tennis Courts & Wellness Center/Office*

<b>Roadways</b>	<b>Direction To/From</b>	<b>Percent Enter / Exit</b>
US 278	East	35
	West	45
Internal of Port Royal	East	20
	<b>Total</b>	<b>100</b>

Note: Based on the existing traffic patterns.

This distribution pattern has been applied to the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area intersection illustrated in **Figure 6**. It should be noted that since the planned facilities are to be located within the Port Royal Golf & Racquet Club, a percentage of traffic has been assumed to be internal of the facility. This report assumes a conservatively low percentage of 20% that would “stay” with the facility while 80% would travel to/from the site via the study area intersection of US 278B and Coggins Point Road.

**Build Traffic Conditions**

The site-generated traffic, as depicted in Figure 6, has been added to the respective No-Build traffic volumes shown in Figure 5. This process results in the peak-hour Build traffic volumes, which are graphically depicted in **Figure 7**. These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

**TRAFFIC OPERATIONS**

**Analysis Methodology**

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst. The Town’s LMO states that for a signalized intersection, the following must be met:

*“The average total delay in seconds per vehicle for each signalized intersection does not exceed 55.0 seconds during the peak hour for an average June weekday; and*

*The volume-to-capacity (V/C) ratio for each signalized intersection does not exceed 0.90 during the peak hour for an average June weekday.”*

It should be noted that the signal timing and phasing for the study area intersection is based on information provided by Town staff which reflect the Town’s traffic signal system along US 278B.

**Analysis Results**

As part of this traffic study, capacity analyses have been performed at study area intersections under both Existing and Future (No-Build & Build) conditions. The results of these analyses are summarized in **Table 3**.

**Table 3  
 LEVEL-OF-SERVICE SUMMARY  
 Port Royal Golf & Racquet Club Expansion  
 Tennis Courts & Wellness Center/Office**

<b><u>Signalized Intersection</u></b>	<b><u>Time Period</u></b>	<b><u>2014 EXISTING</u></b>			<b><u>2016 NO-BUILD</u></b>			<b><u>2016 BUILD</u></b>		
		<b><u>V/C<sup>a</sup></u></b>	<b><u>Delay<sup>b</sup></u></b>	<b><u>LOS<sup>c</sup></u></b>	<b><u>V/C</u></b>	<b><u>Delay</u></b>	<b><u>LOS</u></b>	<b><u>V/C</u></b>	<b><u>Delay</u></b>	<b><u>LOS</u></b>
William Hilton Parkway (US 278B) at Coggin Point Road	AM	0.48	15.2	B	0.49	15.3	B	0.50	16.0	B
	PM	0.70	10.8	B	0.72	11.0	B	0.74	12.8	B

a. Volume-to-Capacity ratio.  
 b. Delay in seconds-per-vehicle.  
 c. LOS = Level-of-Service.

**GENERAL NOTES:**

1. For signalized intersections, Delay is representative of overall intersection.

As shown in Table 3, under 2014 Existing traffic volume conditions (June), the signalized study area intersection of US 278B at Coggins Point Road indicates over-all acceptable conditions during both peak-hours (LOS B) with delay values less than the 55.0 second and V/C values less than 0.90.

Future 2016 No-Build conditions are similar to that of the Existing conditions, the signalized intersection of US 278B at Coggins Point Road operates at over-all acceptable levels during both peak-hour with both the over-all intersection delay and V/C ratios being less than the respective 55.0 seconds and 0.90 ratio (LMO requirements) during both the AM and PM peak-hours.

Under Build conditions, operations are similar to both Existing and No-Build conditions with a slight increase in delay and V/C ratio both of which are substantially less than the Town's LMO requirements. Based on this resulting analysis, the planned development of the nine tennis court, 9,500 sf wellness center and a small 5,090 sf office within the Port Royal Golf & Racquet Club does not exceed requirements as defined by the Town's LMO and does not cause a significant increase in peak-hour traffic volumes, nor delay or V/C ratio's at the US 278B at Coggins Point Road intersection.

## **SUMMARY**

SRS Engineering, LLC (SRS) has completed an assessment of the traffic impacts associated with a proposed expansion of the Port Royal Golf and Racquet Club located off of Coggins Point Road in the Town of Hilton Head Island, South Carolina. The project is an expansion of the on-site amenities to add/include nine tennis courts, a 9,500 sf wellness fitness center (first floor) and associated 5,090 sf office (second floor). The expansion of the Golf/Racquet Club is anticipated to be completed in late 2015/early 2016.

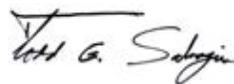
The planned addition of these three amenities will not result in the development of any new access point/drive to any regional roadway; access is planned internal of the Port Royal Golf and Racquet Club and as such, site-generated vehicles will enter/exiting the facility via Clubhouse Drive and Coggins Point Road. Based on this, it was determined that the study area for this project would include the US 278B at Coggins Point Road intersection.

This report has been prepared in accordance with the guidance of the Town's LMO and addresses the impacts of the project with the parameters as stated. Operations of the study area intersection of US 278B at Coggins Point Road are a LOS B with delays less than the maximum of 55.0 seconds and V/C ratios less than 0.90 for all conditions analyzed; 2014 Existing, future 2016 No-Build and 2016 Build. Based on these results, the project does not cause the study area intersection to exceed LMO standards and does not require a mitigation strategy at this time.

If you have any questions or comments regarding any information contained within this report, please contact me at (803) 361 3265.

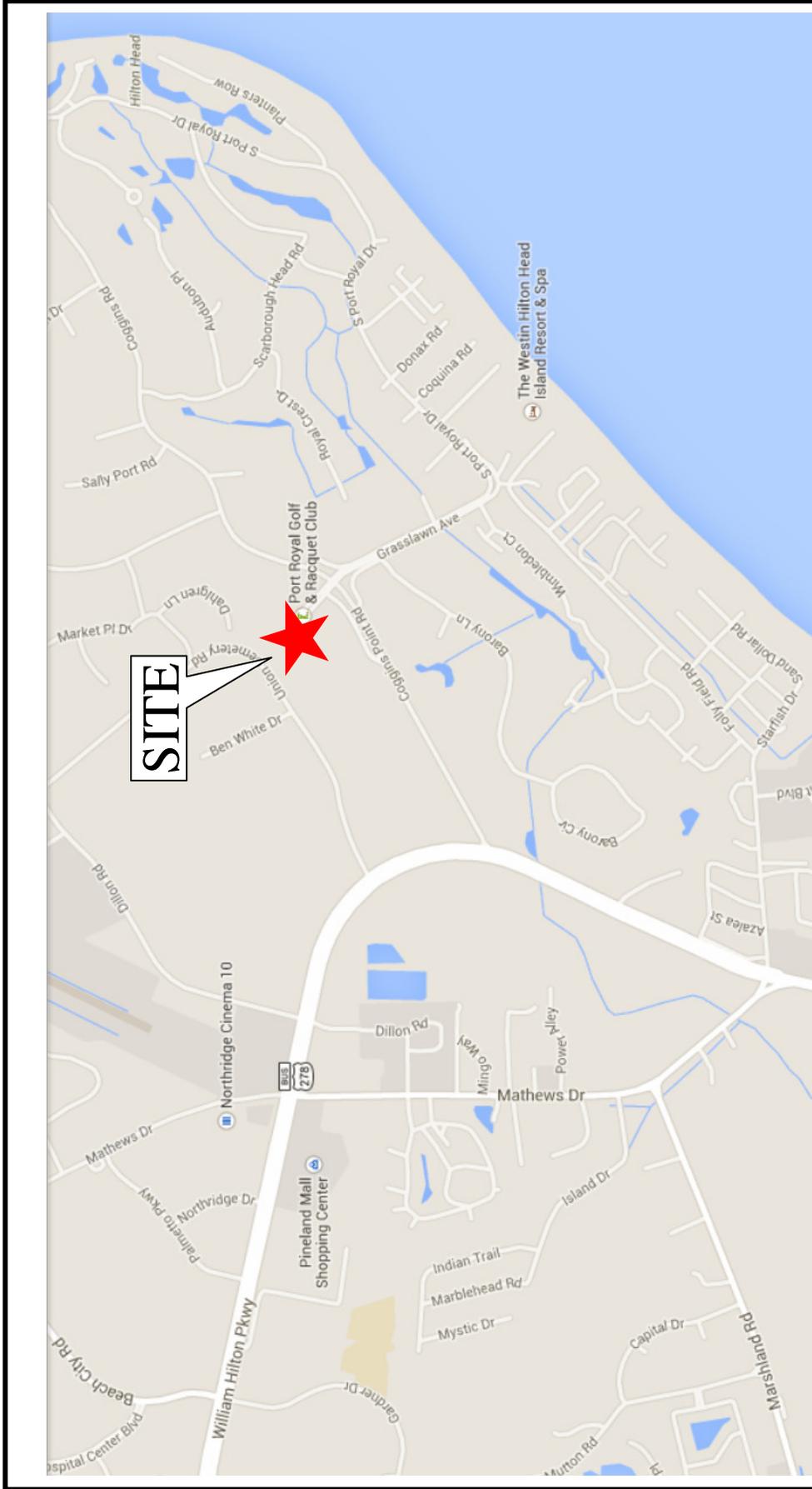
Regards,

**SRS ENGINEERING, LLC**



Todd E. Salvagin  
Principal

Attachments



NOT TO SCALE

*Figure 1*

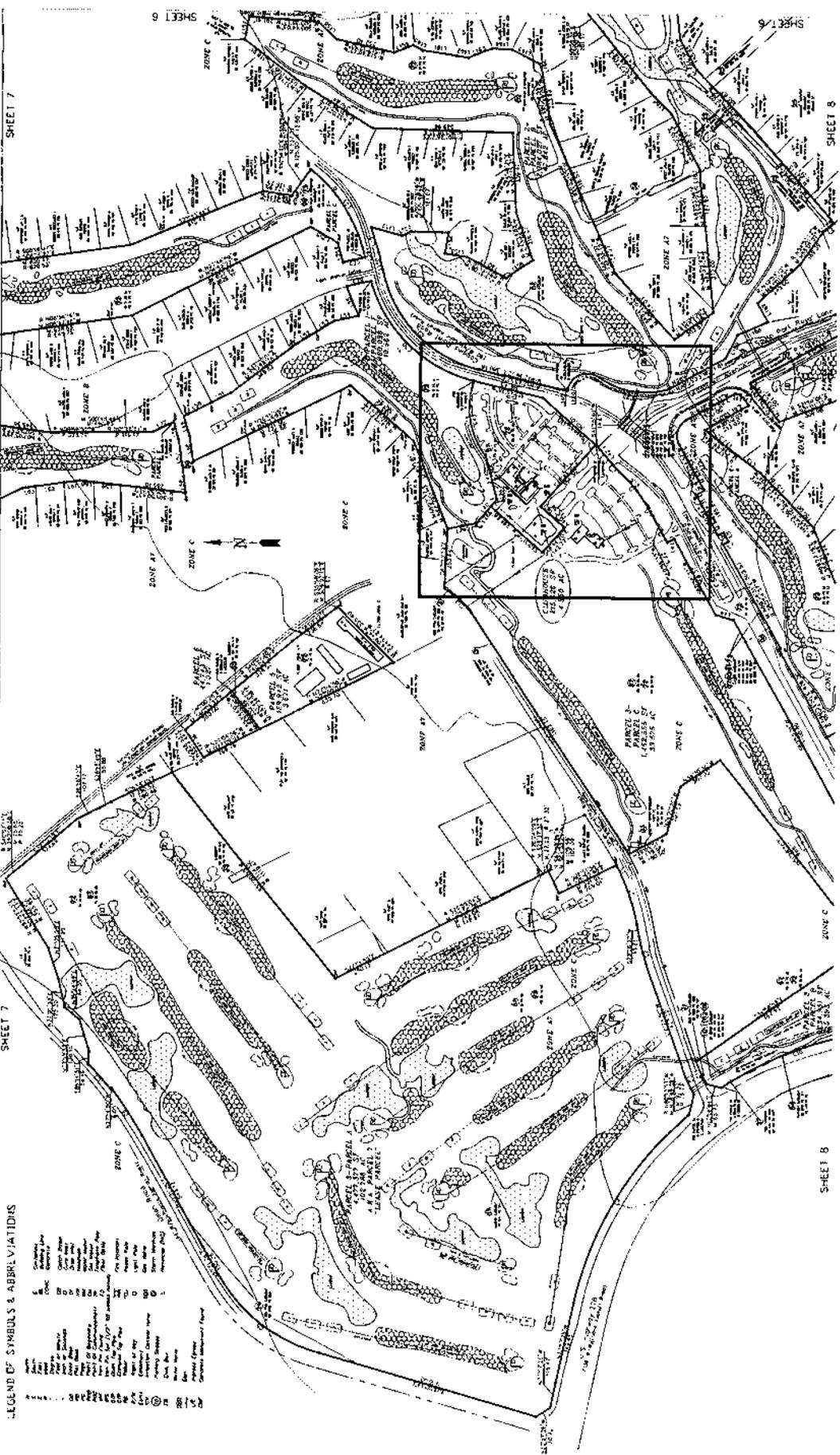
**SITE LOCATION MAP**

*Port Royal Golf & Racquet Club : Tennis & Wellness Center  
Hilton Head Island, South Carolina*



LEGEND OF SYMBOLS & ABBREVIATIONS

- 1. Contour Interval
- 2. Contour Line
- 3. Contour Line with Spot Elevation
- 4. Contour Line with Elevation
- 5. Contour Line with Elevation and Arrow
- 6. Contour Line with Elevation and Arrow (Reverse Slope)
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- 98. Contour Line with Elevation and Arrow (Slope)
- 99. Contour Line with Elevation and Arrow (Slope)
- 100. Contour Line with Elevation and Arrow (Slope)



For Further Concerning This Survey Contact MKA  
 National Coordinator of Land Survey Services  
 1693 Commerce Center, Meriden, Virginia 20391  
 Phone: (540) 426-2000  
 www.mkaonline.com  
 Email: daniel@mkasurvey.com



A National Land Services Group

Surveyed by:  
 James E. Jones, RLS, SLS, L.S., P.E.  
 2277 Riverview Road, Suite 102  
 Herndon, Virginia 20151  
 Phone: 703-461-5945 Fax: 703-461-5946  
 Email: jones@mkasurvey.com  
 Graphic Scale: 1" = 200'

SHEET 6 SHEET 7 SHEET 8  
 1693 Commerce Center, Meriden, Virginia 20391  
 Phone: (540) 426-2000  
 www.mkaonline.com  
 Email: daniel@mkasurvey.com

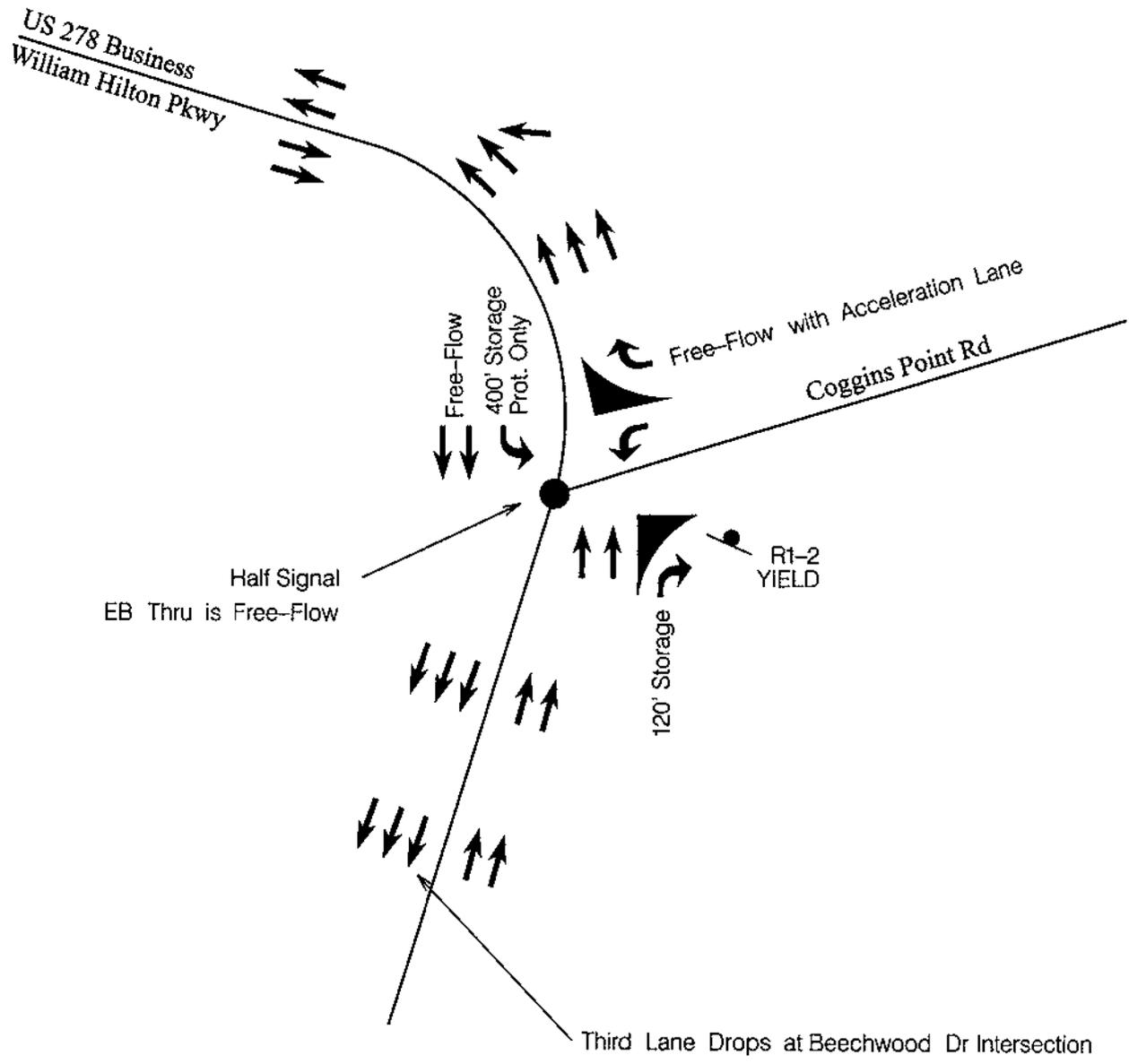
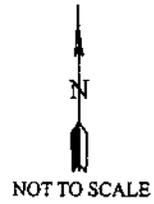
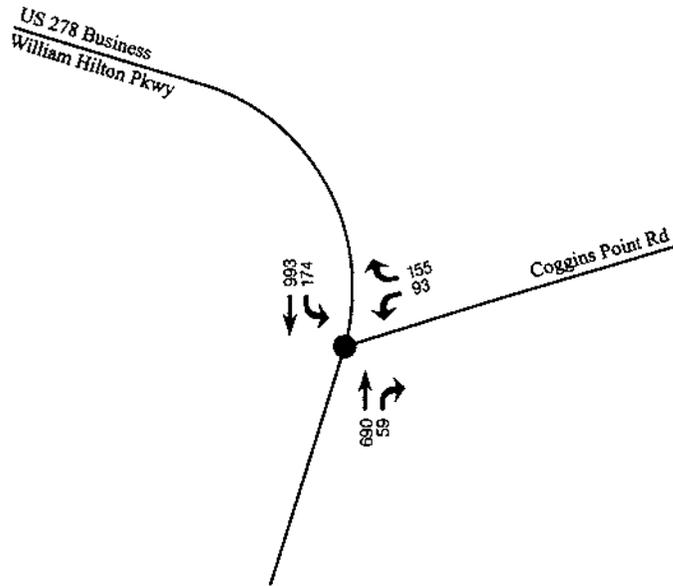


Figure 3  
EXISTING GEOMETRICS  
& TRAFFIC CONTROL

Port Royal Golf & Racquet Club : Tennis & Wellness Center  
Hilton Head Island : South Carolina



# AM PEAK-HOUR



# PM PEAK-HOUR

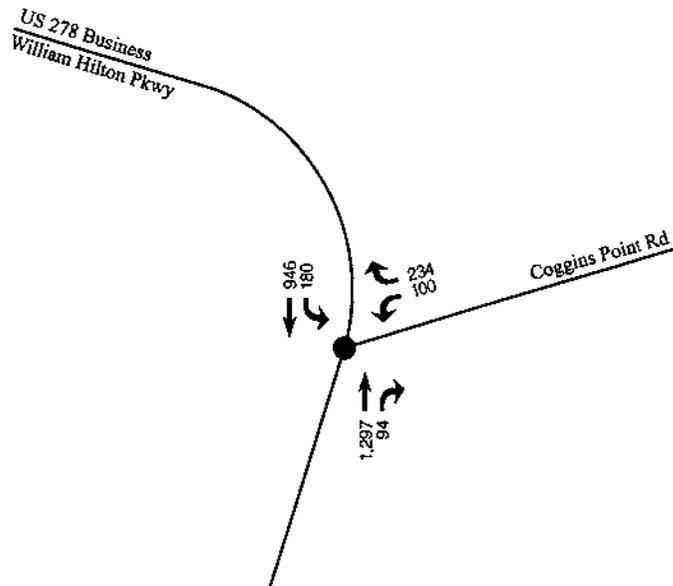


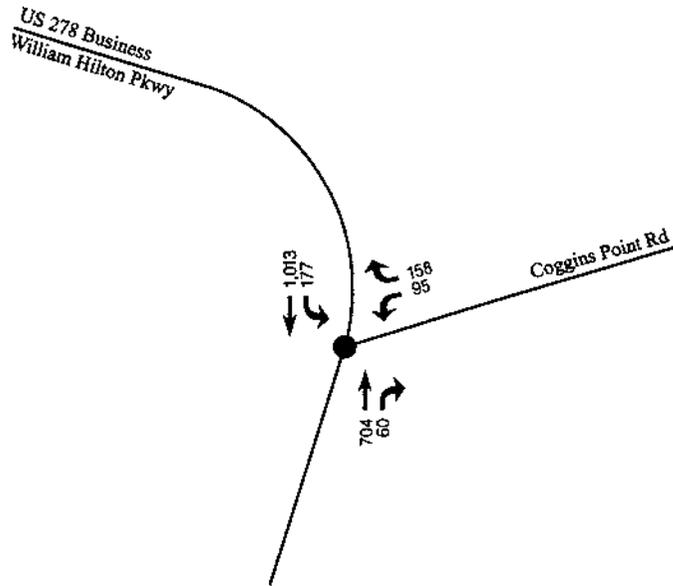
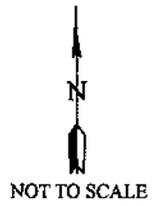
Figure 4

## EXISTING TRAFFIC VOLUMES

Port Royal Golf & Racquet Club : Tennis & Wellness Center  
Hilton Head Island : South Carolina



# AM PEAK-HOUR



# PM PEAK-HOUR

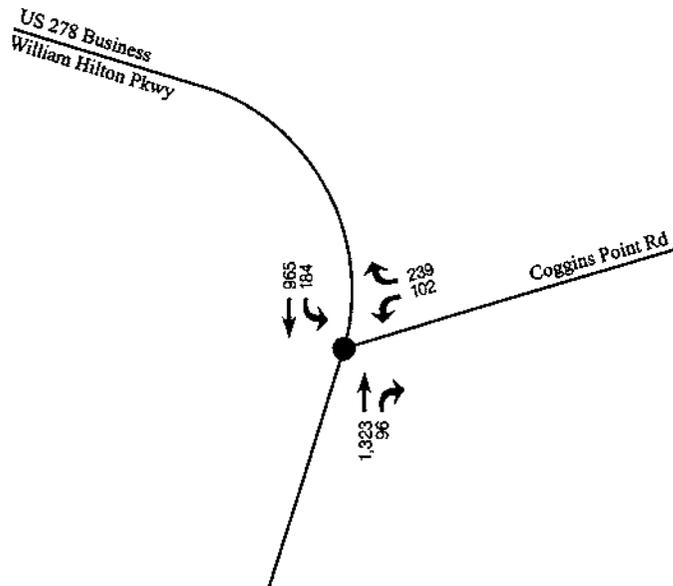


Figure 5

## 2016 NO-BUILD TRAFFIC VOLUMES

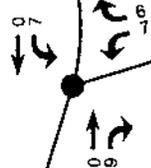
Port Royal Golf & Racquet Club : Tennis & Wellness Center  
Hilton Head Island : South Carolina



# AM PEAK-HOUR

US 278 Business  
William Hilton Pkwy

Coggins Point Rd



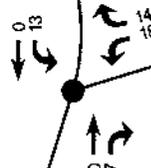
Internal Enter = 4  
Internal Exit = 3



# PM PEAK-HOUR

US 278 Business  
William Hilton Pkwy

Coggins Point Rd



Internal Enter = 8  
Internal Exit = 7

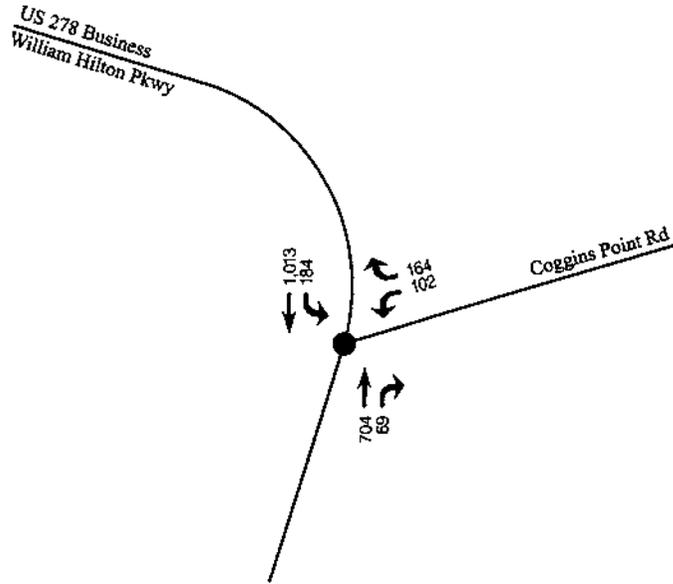
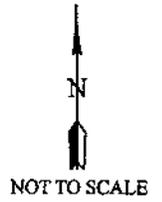
Figure 6

## SITE-GENERATED TRAFFIC VOLUMES

Port Royal Golf & Racquet Club : Tennis & Wellness Center  
Hilton Head Island : South Carolina



# AM PEAK-HOUR



# PM PEAK-HOUR

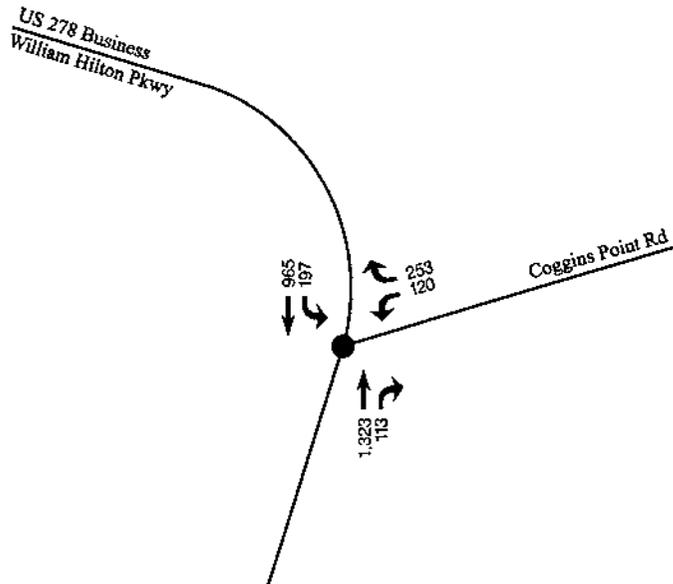


Figure 7

## 2016 BUILD TRAFFIC VOLUMES

Port Royal Golf & Racquet Club : Tennis & Wellness Center  
Hilton Head Island : South Carolina



# **CAPACITY ANALYSES**



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↘	↗	↗	↘	↘	↘
Volume (vph)	174	993	690	59	93	155
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width	12	12	11	15	15	12
Total Lost time (s)	4.0	4.0	4.0	6.5	4.0	4.0
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00
Frt	1.00	1.00	1.00	0.85	1.00	0.85
Flt Protected	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1736	3438	3323	1708	1909	1553
Flt Permitted	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (perm)	1736	3438	3323	1708	1909	1553
Peak-hour factor, PHF	0.78	0.87	0.92	0.78	0.73	0.90
Adj. Flow (vph)	223	1141	750	76	127	172
RTOR Reduction (vph)	0	0	0	16	0	0
Lane Group Flow (vph)	223	1141	750	60	127	172
Heavy Vehicles (%)	4%	5%	5%	4%	4%	4%
Turn Type	Prot			Perm		Free
Protected Phases	5	2	6		4	
Permitted Phases				6		Free
Actuated Green, G (s)	25.1	133.4	102.8	102.8	15.1	160.0
Effective Green, g (s)	26.6	135.9	105.3	102.8	16.1	160.0
Actuated g/C Ratio	0.17	0.85	0.66	0.64	0.10	1.00
Clearance Time (s)	5.5	6.5	6.5	6.5	5.0	
Vehicle Extension (s)	2.5	3.0	3.5	3.5	3.0	
Lane Grp Cap (vph)	289	2920	2187	1097	192	1553
v/s Ratio Prot	c0.13	c0.33	0.23		c0.07	
v/s Ratio Perm				0.03		0.11
v/c Ratio	0.77	0.39	0.34	0.05	0.66	0.11
Uniform Delay, d1	63.8	2.7	12.1	10.6	69.3	0.0
Progression Factor	1.00	1.00	0.75	0.66	1.00	1.00
Incremental Delay, d2	11.6	0.4	0.4	0.1	8.3	0.1
Delay (s)	75.4	3.1	9.5	7.1	77.6	0.1
Level of Service	E	A	A	A	E	A
Approach Delay (s)		14.9	9.3		33.0	
Approach LOS		B	A		C	

Intersection Summary			
HCM Average Control Delay	15.2	HCM Level of Service	B
HCM Volume to Capacity ratio	0.48		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	8.0
Intersection Capacity Utilization	45.5%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			

PORT ROYAL TENNIS/WELNESS  
8: William Hilton Parkway & Coggins Point Road

PM EXISTING JUNE 2014

1/15/2015



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖	↕	↕	↗	↖	↗
Volume (vph)	180	946	1297	94	100	234
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width	12	12	11	12	15	12
Total Lost time (s)	4.0	4.0	4.0	6.5	4.0	4.0
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00
Fr <sub>t</sub>	1.00	1.00	1.00	0.85	1.00	0.85
Fl <sub>t</sub> Protected	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1736	3438	3323	1553	1909	1553
Fl <sub>t</sub> Permitted	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (perm)	1736	3438	3323	1553	1909	1553
Peak-hour factor, PHF	0.87	0.90	0.82	0.87	0.93	0.89
Adj. Flow (vph)	207	1051	1582	108	108	263
RTOR Reduction (vph)	0	0	0	12	0	0
Lane Group Flow (vph)	207	1051	1582	96	108	263
Heavy Vehicles (%)	4%	5%	5%	4%	4%	4%
Turn Type	Prot			Perm		Free
Protected Phases	5	2	6		4	
Permitted Phases				6		Free
Actuated Green, G (s)	23.4	135.0	106.1	106.1	13.5	160.0
Effective Green, g (s)	24.9	137.5	108.6	106.1	14.5	160.0
Actuated g/C Ratio	0.16	0.86	0.68	0.66	0.09	1.00
Clearance Time (s)	5.5	6.5	6.5	6.5	5.0	
Vehicle Extension (s)	2.5	3.5	3.5	3.5	3.0	
Lane Grp Cap (vph)	270	2955	2255	1030	173	1553
v/s Ratio Prot	c0.12	0.31	c0.48		c0.06	
v/s Ratio Perm				0.06		0.17
v/c Ratio	0.77	0.36	0.70	0.09	0.62	0.17
Uniform Delay, d <sub>1</sub>	64.8	2.3	15.8	9.7	70.1	0.0
Progression Factor	0.74	1.16	0.38	0.33	1.00	1.00
Incremental Delay, d <sub>2</sub>	11.0	0.1	1.7	0.2	6.8	0.2
Delay (s)	58.7	2.7	7.6	3.3	77.0	0.2
Level of Service	E	A	A	A	E	A
Approach Delay (s)		11.9	7.3		22.6	
Approach LOS		B	A		C	

Intersection Summary			
HCM Average Control Delay	10.8	HCM Level of Service	B
HCM Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	62.5%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↑	↑↑	↑↑	↑	↑	↑
Volume (vph)	174	993	690	59	93	155
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width	12	12	11	15	15	12
Total Lost time (s)	4.0	4.0	4.0	6.5	4.0	4.0
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00
Frt	1.00	1.00	1.00	0.85	1.00	0.85
Flt Protected	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1736	3438	3323	1708	1909	1553
Flt Permitted	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (perm)	1736	3438	3323	1708	1909	1553
Peak-hour factor, PHF	0.78	0.87	0.92	0.78	0.73	0.90
Growth Factor (vph)	102%	102%	102%	102%	102%	102%
Adj. Flow (vph)	228	1164	765	77	130	176
RTOR Reduction (vph)	0	0	0	17	0	0
Lane Group Flow (vph)	228	1164	765	60	130	176
Heavy Vehicles (%)	4%	5%	5%	4%	4%	4%
Turn Type	Prot			Perm		Free
Protected Phases	5	2	6		4	
Permitted Phases				6		Free
Actuated Green, G (s)	25.6	133.1	102.0	102.0	15.4	160.0
Effective Green, g (s)	27.1	135.6	104.5	102.0	16.4	160.0
Actuated g/C Ratio	0.17	0.85	0.65	0.64	0.10	1.00
Clearance Time (s)	5.5	6.5	6.5	6.5	5.0	
Vehicle Extension (s)	2.5	3.0	3.5	3.5	3.0	
Lane Grp Cap (vph)	294	2914	2170	1089	196	1553
v/s Ratio Prot	c0.13	c0.34	0.23		c0.07	
v/s Ratio Perm				0.04		0.11
w/c Ratio	0.78	0.40	0.35	0.06	0.66	0.11
Uniform Delay, d1	63.5	2.8	12.5	10.9	69.1	0.0
Progression Factor	1.00	1.00	0.74	0.66	1.00	1.00
Incremental Delay, d2	11.6	0.4	0.4	0.1	8.2	0.1
Delay (s)	75.2	3.2	9.7	7.3	77.3	0.1
Level of Service	E	A	A	A	E	A
Approach Delay (s)		15.0	9.5		32.9	
Approach LOS		B	A		C	

**Intersection Summary**

HCM Average Control Delay	15.3	HCM Level of Service	B
HCM Volume to Capacity ratio	0.49		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	8.0
Intersection Capacity Utilization	46.0%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			

PORT ROYAL TENNIS/WELNESS  
8: William Hilton Parkway & Coggins Point Road

PM NO BUILD JUNE 2016  
1/15/2015



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↵	↕↕	↕↕	↗	↵	↗
Volume (vph)	180	946	1297	94	100	234
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width	12	12	11	12	15	12
Total Lost time (s)	4.0	4.0	4.0	6.5	4.0	4.0
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00
Frt	1.00	1.00	1.00	0.85	1.00	0.85
Flt Protected	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1736	3438	3323	1553	1909	1553
Flt Permitted	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (perm)	1736	3438	3323	1553	1909	1553
Peak-hour factor, PHF	0.87	0.90	0.82	0.87	0.93	0.89
Growth Factor (vph)	102%	102%	102%	102%	102%	102%
Adj. Flow (vph)	211	1072	1613	110	110	268
RTOR Reduction (vph)	0	0	0	12	0	0
Lane Group Flow (vph)	211	1072	1613	98	110	268
Heavy Vehicles (%)	4%	5%	5%	4%	4%	4%
Turn Type	Prot			Perm		Free
Protected Phases	5	2	6		4	
Permitted Phases				6		Free
Actuated Green, G (s)	23.8	134.8	105.5	105.5	13.7	160.0
Effective Green, g (s)	25.3	137.3	108.0	105.5	14.7	160.0
Actuated g/C Ratio	0.16	0.86	0.68	0.66	0.09	1.00
Clearance Time (s)	5.5	6.5	6.5	6.5	5.0	
Vehicle Extension (s)	2.5	3.5	3.5	3.5	3.0	
Lane Grp Cap (vph)	275	2950	2243	1024	175	1553
v/s Ratio Prot	c0.12	0.31	c0.49		c0.06	
v/s Ratio Perm				0.06		0.17
v/c Ratio	0.77	0.36	0.72	0.10	0.63	0.17
Uniform Delay, d1	64.5	2.3	16.4	9.9	70.0	0.0
Progression Factor	0.73	1.19	0.37	0.32	1.00	1.00
Incremental Delay, d2	10.8	0.1	1.8	0.2	6.9	0.2
Delay (s)	58.1	2.9	8.0	3.4	76.9	0.2
Level of Service	E	A	A	A	E	A
Approach Delay (s)		12.0	7.7		22.6	
Approach LOS		B	A		C	

Intersection Summary			
HCM Average Control Delay	11.0	HCM Level of Service	B
HCM Volume to Capacity ratio	0.72		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	63.4%	ICU Level of Service	B
Analysis Period (min)	15		
c Critical Lane Group			

PORT ROYAL TENNIS/WELNESS  
8: William Hilton Parkway & Coggins Point Road

AM BUILD JUNE 2016

1/19/2015



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖	↗	↗	↖	↖	↖
Volume (vph)	184	1013	704	69	102	164
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width	12	12	11	15	15	12
Total Lost time (s)	4.0	4.0	4.0	6.5	4.0	4.0
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00
Fr <sub>t</sub>	1.00	1.00	1.00	0.85	1.00	0.85
Fl <sub>t</sub> Protected	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1736	3438	3323	1708	1909	1553
Fl <sub>t</sub> Permitted	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (perm)	1736	3438	3323	1708	1909	1553
Peak-hour factor, PHF	0.78	0.87	0.92	0.78	0.73	0.90
Adj. Flow (vph)	236	1164	765	88	140	182
RTOR Reduction (vph)	0	0	0	20	0	0
Lane Group Flow (vph)	236	1164	765	68	140	182
Heavy Vehicles (%)	4%	5%	5%	4%	4%	4%
Turn Type	Prot			Perm		Free
Protected Phases	5	2	6		4	
Permitted Phases				6		Free
Actuated Green, G (s)	26.3	132.3	100.5	100.5	16.2	160.0
Effective Green, g (s)	27.8	134.8	103.0	100.5	17.2	160.0
Actuated g/C Ratio	0.17	0.84	0.64	0.63	0.11	1.00
Clearance Time (s)	5.5	6.5	6.5	6.5	5.0	
Vehicle Extension (s)	2.5	3.0	3.5	3.5	3.0	
Lane Grp Cap (vph)	302	2897	2139	1073	205	1553
v/s Ratio Prot	c0.14	c0.34	0.23		c0.07	
v/s Ratio Perm				0.04		0.12
v/c Ratio	0.78	0.40	0.36	0.06	0.68	0.12
Uniform Delay, d <sub>1</sub>	63.2	3.0	13.2	11.5	68.8	0.0
Progression Factor	1.00	1.00	0.74	0.66	1.00	1.00
Incremental Delay, d <sub>2</sub>	11.9	0.4	0.5	0.1	9.0	0.2
Delay (s)	75.1	3.4	10.3	7.7	77.8	0.2
Level of Service	E	A	B	A	E	A
Approach Delay (s)		15.5	10.0		33.9	
Approach LOS		B	A		C	

Intersection Summary			
HCM Average Control Delay	16.0	HCM Level of Service	B
HCM Volume to Capacity ratio	0.50		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	8.0
Intersection Capacity Utilization	46.3%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			

PORT ROYAL TENNIS/WELNESS  
8: William Hilton Parkway & Coggins Point Road

PM BUILD JUNE 2016  
1/19/2015



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖	↗	↗	↖	↖	↖
Volume (vph)	197	965	1323	113	120	353
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width	12	12	11	12	15	12
Total Lost time (s)	4.0	4.0	4.0	6.5	4.0	4.0
Lane Util. Factor	1.00	0.95	0.95	1.00	1.00	1.00
Fr <sub>t</sub>	1.00	1.00	1.00	0.85	1.00	0.85
Fl <sub>t</sub> Protected	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (prot)	1736	3438	3323	1553	1909	1553
Fl <sub>t</sub> Permitted	0.95	1.00	1.00	1.00	0.95	1.00
Satd. Flow (perm)	1736	3438	3323	1553	1909	1553
Peak-hour factor, PHF	0.87	0.90	0.82	0.87	0.93	0.89
Adj. Flow (vph)	226	1072	1613	130	129	397
RTOR Reduction (vph)	0	0	0	15	0	0
Lane Group Flow (vph)	226	1072	1613	115	129	397
Heavy Vehicles (%)	4%	5%	5%	4%	4%	4%
Turn Type	Prot			Perm		Free
Protected Phases	5	2	6		4	
Permitted Phases				6		Free
Actuated Green, G (s)	25.2	133.2	102.5	102.5	15.3	160.0
Effective Green, g (s)	26.7	135.7	105.0	102.5	16.3	160.0
Actuated g/C Ratio	0.17	0.85	0.66	0.64	0.10	1.00
Clearance Time (s)	5.5	6.5	6.5	6.5	5.0	
Vehicle Extension (s)	2.5	3.5	3.5	3.5	3.0	
Lane Grp Cap (vph)	290	2916	2181	995	194	1553
v/s Ratio Prot	c0.13	0.31	c0.49		c0.07	
v/s Ratio Perm				0.07		0.26
v/c Ratio	0.78	0.37	0.74	0.12	0.66	0.26
Uniform Delay, d1	63.8	2.7	18.4	11.2	69.2	0.0
Progression Factor	0.76	1.28	0.48	0.33	1.00	1.00
Incremental Delay, d2	11.3	0.1	2.1	0.2	8.3	0.4
Delay (s)	59.5	3.5	11.0	3.9	77.5	0.4
Level of Service	E	A	B	A	E	A
Approach Delay (s)		13.3	10.4		19.3	
Approach LOS		B	B		B	

Intersection Summary			
HCM Average Control Delay	12.8	HCM Level of Service	B
HCM Volume to Capacity ratio	0.74		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	12.0
Intersection Capacity Utilization	64.2%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			



# TOWN OF HILTON HEAD ISLAND

## *Community Development Department*

**TO:** Public Planning Committee  
**VIA:** Teri B. Lewis, *AICP, LMO Official*  
**FROM:** Anne Cyran, *AICP, Senior Planner*  
**CC:** Charles Cousins, *AICP, Community Development Director*  
**DATE:** February 19, 2015  
**SUBJECT:** ZA-91-2015 – Port Royal Racquet Club

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**Recommendation:** The Planning Commission met on February 18, 2015 to review the attached application for Zoning Map Amendment (ZA-91-2015) and voted 5-2-0 to recommend to Town Council that the rezoning request be disapproved, finding that the application is not consistent with the Comprehensive Plan and does not serve to carry out the purposes of the Land Management Ordinance.

Staff recommends that Town Council approve the attached application, finding that the application is consistent with the Comprehensive Plan and serves to carry out the purposes of the Land Management Ordinance.

**Summary:** A request from Chester C. Williams, on behalf of Gary L. Dee and Heritage Golf Port Royal, LLC, to amend the Official Zoning Map by changing the base zoning district of the subject property from PD-1, Planned Development Mixed-Use, in the Port Royal Plantation and Surrounds Master Plan to RD, Resort Development. The property is identified on Beaufort County District R510 Tax Map 9 as a portion of parcel 277. The property is addressed as 15 Wimbledon Court and is known as the Port Royal Racquet Club.

The application will change the uses allowed on the property from Recreation to all of the Allowable Principal Uses in the RD Zoning District. The application will increase the density allowed on the property from no density to the maximum density allowed in the RD Zoning District.

**Background:** The Port Royal Plantation and Surrounds Master Plan was approved by the Town in 1984 and the property was developed in 1985. The approved use for the property is recreation, but there is no density assigned to the property in the Master Plan.

In 2005, Heritage Golf Port Royal, LLC acquired the property, which is a portion of an approximately 355 acre tract including the Port Royal Plantation Clubhouse, Barony Golf Course, Robbers Row Golf Course, Port Royal Racquet Club, and the Port Royal Plantation maintenance facility.

**AN ORDINANCE OF THE TOWN OF HILTON HEAD ISLAND**

**ORDINANCE NO. 2015-**

**PROPOSED ORDINANCE NO. 2015-09**

**AN ORDINANCE TO AMEND TITLE 16, THE LAND MANAGEMENT ORDINANCE, OF THE MUNICIPAL CODE OF THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, BY AMENDING SECTION 16-1-107, THE OFFICIAL ZONING MAP AND THE PORT ROYAL PLANTATION AND SURROUNDS MASTER PLAN WITH RESPECT TO A PORTION OF THE CERTAIN PARCEL IDENTIFIED AS PARCEL 277 ON BEAUFORT COUNTY TAX DISTRICT R510 MAP 9, WITHIN THE PORT ROYAL PLANTATION AND SURROUNDS MASTER PLAN UNDER THE PD-1 ZONING DISTRICT, BY CHANGING THE BASE ZONING DISTRICT FROM PD-1, PLANNED DEVELOPMENT MIXED-USE, TO RD, RESORT DEVELOPMENT, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, on October 7, 2014, the Town Council did amend Title 16 of the Municipal Code of the Town of Hilton Head Island by enacting a new Land Management Ordinance (the "LMO"); and

**WHEREAS**, the Town Council now finds that, upon further review of application ZA-91-2015, it is in the public interest that the subject 8.4 acre property be rezoned to change the base zoning district from PD-1, Planned Development Mixed-Use, to RD, Resort Development; and

**WHEREAS**, this zoning change is compatible with surrounding land uses and neighborhood character, is not detrimental to the public health, safety and welfare, and, further, is in conformance with the Comprehensive Plan; and

**WHEREAS**, the Planning Commission is authorized by the LMO to hold a public hearing on said zoning map amendment application, and the Planning Commission held a public hearing on February 18, 2015, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

**WHEREAS**, the Planning Commission, after consideration of the staff report, public comments, and the criteria set forth in Section 16-2-103.C of the LMO, voted 5-2 to recommend to Town Council that the rezoning request be denied, finding that the application is not consistent with the Comprehensive Plan and does not serve to carry out the purposes of the Land Management Ordinance; and

**WHEREAS**, the Public Planning Committee is authorized by Town Council to hold a public meeting on said zoning map amendment application, and the Public Planning Committee held a public meeting on March 5, 2015, at which time a presentation was made by staff and an opportunity was given for the public to comment on the rezoning request; and

**WHEREAS**, the Public Planning Committee, after consideration of the staff report, public comments, and the criteria set forth in Section 16-2-103.C of the LMO, voted < >to recommend to Town Council that the rezoning request be < >, finding that the application is consistent with the Comprehensive Plan and serves to carry out the purposes of the Land Management Ordinance; and

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA, AND IT IS ORDAINED BY THE AUTHORITY OF THE SAID COUNCIL:**

**Section 1. Amendment.** That the Official Zoning Map of the Town of Hilton Head Island, as referenced in Section 16-1-107 of the Land Management Ordinance, and the Port Royal Plantation and Surrounds Master Plan map and associated text, as referenced in Section 16-3-105.K of the Land Management Ordinance, be hereby amended to change the base zoning district of the 8.4 acres identified as a portion of parcel 277 on Beaufort County District R510 Tax Map 9 from PD-1, Planned Development Mixed-Use, to RD, Resort Development. The specific area affected by the subject zoning map amendment is further shown on the attached excerpt from the map of the Port Royal Plantation and Surrounds Master Plan.

**Section 2. Severability.** If any section, phrase, sentence or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

**Section 3. Effective Date.** This Ordinance shall be effective upon its adoption by the Town Council of the Town of Hilton Head Island, South Carolina.

**PASSED, APPROVED, AND ADOPTED BY THE COUNCIL FOR THE TOWN OF HILTON HEAD ISLAND ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.**

THE TOWN OF HILTON HEAD  
ISLAND, SOUTH CAROLINA

\_\_\_\_\_  
David G. Bennett, Mayor

ATTEST:

\_\_\_\_\_  
Victoria L. Pfannenschmidt, Town Clerk

Public Hearing: February 18, 2015

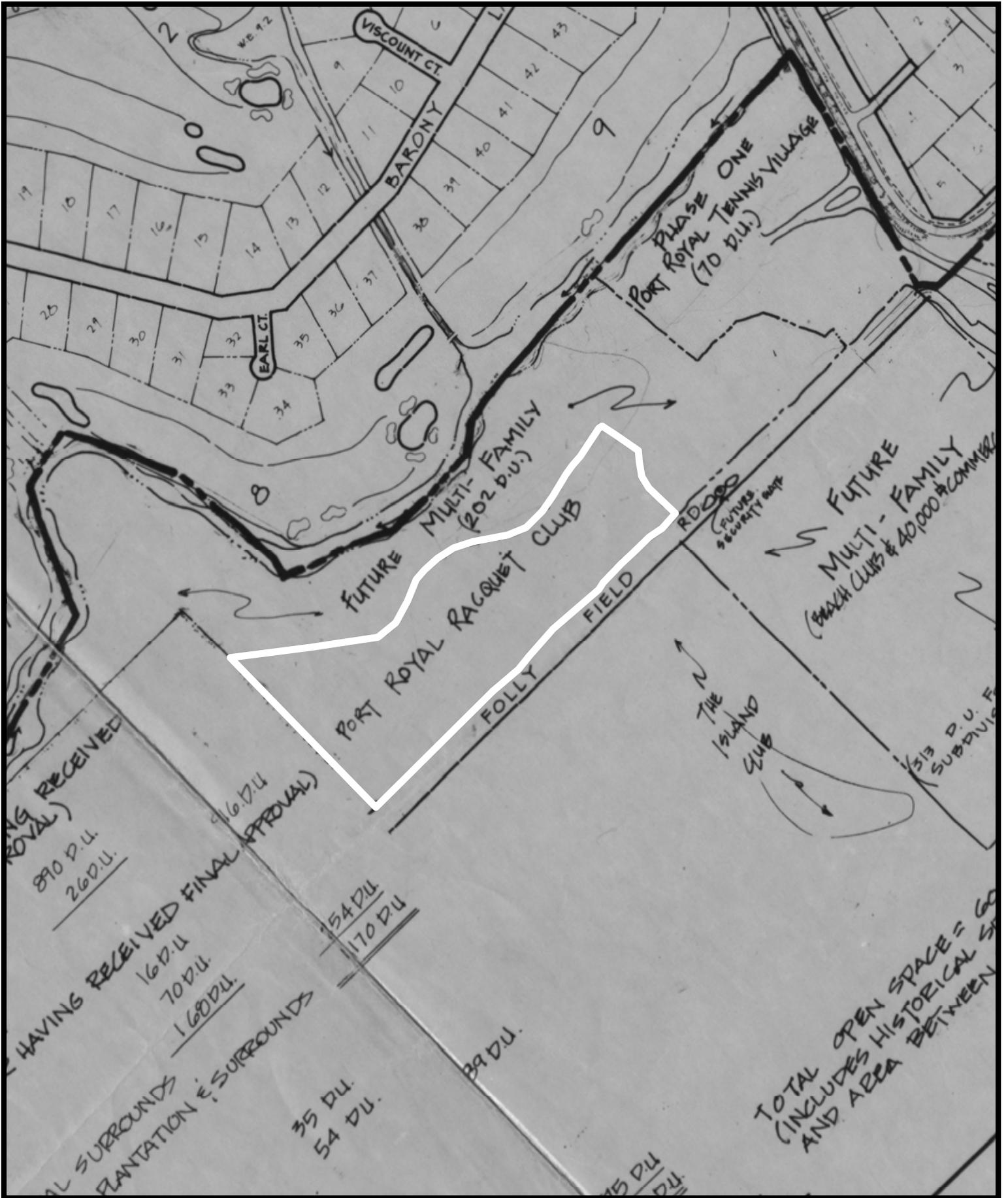
First Reading:

Second Reading:

Approved as to form:

\_\_\_\_\_  
Gregory M. Alford, Town Attorney

Introduced by Council Member: \_\_\_\_\_



## Town of Hilton Head Island

ZA-91-2015 Port Royal Racquet Club  
 Subject Property





**TOWN OF HILTON HEAD ISLAND  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

One Town Center Court

Hilton Head Island, SC 29928

843-341-4757

**STAFF REPORT  
ZONING MAP AMENDMENT**

Case #	Name of Project or Development	Public Hearing Date
ZA-91-2015	Port Royal Racquet Club	February 18, 2015

Parcel Data		Applicant
<b>Parcel:</b> R510 009 000 0277 0000 (portion) <b>Size:</b> 8.4 acres <b>Address:</b> 15 Wimbledon Court		Gary L. Dee Heritage Golf Port Royal, LLC PO Box 7072 Hilton Head Island SC 29938
Existing	Proposed	Agent
<u>Base Zoning District</u> PD-1, Planned Development Mixed-Use District: Port Royal Plantation and Surrounds Master Plan  <u>Permitted Use</u> Recreation  <u>Density</u> None  <u>Maximum Impervious Coverage</u> 65%  <u>Minimum Open Space</u> 25%	<u>Base Zoning District</u> RD, Resort Development  <u>Permitted Uses</u> Uses listed in LMO 16-3-105.L.2  <u>Density (per acre)</u> Residential: 16 Dwelling Units Hotel: 35 Rooms Nonresidential: 8,000 sq ft of gross floor area  <u>Maximum Impervious Coverage</u> 50%  <u>Minimum Open Space</u> 16% for Major Residential Subdivisions	Chester C. Williams Law Office of Chester C. Williams, LLC PO Box 6028 Hilton Head Island SC 29938-6028

**Application Summary**

Chester C. Williams, on behalf of Gary L. Dee and Heritage Golf Port Royal, LLC (“Applicant”), has submitted a request to amend the Port Royal Plantation and Surrounds Master Plan (“Master Plan”) to change the base zoning district of the subject property (“Property”) from the Planned

Development Mixed Use (“PD-1”) District to the Resort Development (“RD”) District.

The Property is the site of the Port Royal Racquet Club, a tennis facility for the use of residents and guests of Port Royal Plantation, members of the Port Royal Club, and the general public. The Property contains 14 tennis courts, an approximately 2,700 square foot tennis facility, and related parking. The Applicant proposes to rezone and sell the property to provide capital for the redevelopment of the Port Royal Club Clubhouse property.

The Master Plan use for the Property is Recreation. This application would change the permitted uses on the Property to all of the Allowable Principal Uses in the RD District, listed in Land Management Ordinance (“LMO”) Section 16-3-105.L.2. (See Attachment D).

There is no density currently assigned to the Property. These recreational facilities are considered amenities of Port Royal Plantation and, per the LMO, they are not required to have assigned density on the Master Plan. This application would change the permitted density on the Property to the Maximum Density allowed in the RD District, listed in LMO Section 16-3-105.L.3. (See Attachment D).

The amount of impervious coverage allowed on properties in the PD-1 District is higher than the amount allowed in the RD District. This application would decrease the Maximum Impervious Coverage allowed on the Property from 65 percent to 50 percent.

The amount of open space required on properties in the PD-1 District is higher than the amount required in the RD District. This application would remove the requirement for 25 percent Minimum Open Space for all types of development on the Property. This application would add a requirement for 16 percent Minimum Open Space for Major Residential Subdivisions on the Property.

### **Staff Recommendation**

Staff recommends that the Planning Commission find this application to be consistent with the Town’s Comprehensive Plan and serves to carry out the purposes of the LMO, based on those Findings of Facts and Conclusions of Law as determined by the LMO Official and enclosed herein; making the recommendation to Town Council of ***APPROVAL*** of the request.

### **Background**

The Master Plan was initially approved by the Town in 1984. The Master Plan designated the Property as Port Royal Racquet Club but did not assign density to the Property. The Property was developed in 1985 with the current design and facilities.

The Property is primarily accessed from Wimbledon Court. A second vehicular entrance to the property, controlled by a locked gate, is located on Folly Field Road.

In 2005, the Applicant acquired the Property, which is a portion of an approximately 355 acre tract (“Tract”). The Tract includes the Port Royal Plantation Clubhouse, Barony Golf Course, Robbers Row Golf Course, Port Royal Racquet Club, and the Port Royal Plantation maintenance facility.

If the proposed rezoning is approved, the Applicant plans to develop new tennis facilities on the Clubhouse property to replace the Racquet Club facilities. The Applicant plans to sell the Property to provide capital for the new tennis facilities and other redevelopment projects on the Clubhouse

property.

**Applicant's Grounds for ZMA, Summary of Facts and Conclusions of Law**

The applicant's narrative states that the purpose of the application is to rezone the Property to support the successful sale, and subsequent redevelopment, of the Property.

The narrative states that, given the limitations of the existing PD-1 District, the property can be redeveloped only for recreational use. The marketing, sale and redevelopment of the Property as currently zoned are not economically viable, particularly in light of the lack of a definition of Recreation under the Master Plan. The proposed rezoning would increase the realistic possibilities for reasonable, economically viable redevelopment of the Property.

**Summary of Facts and Conclusions of Law**

**Findings of Fact:**

1. LMO 16-2-102.E.1 requires that, when an application is subject to a hearing, the LMO Official shall ensure that the hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specially called for that purpose by such body. The LMO Official scheduled the public hearing on the application for the February 18, 2015 Planning Commission meeting, which is a regularly scheduled meeting of the commission.
2. LMO 16-2-102.E.2 requires the LMO Official to publish a notice of the public hearing in a newspaper of general circulation in the Town no less than 15 calendar days before the hearing date. Notice of the February 18, 2015 public hearing was published in the Island Packet on February 1, 2015.
3. LMO 16-2-102.E.2 requires the applicant to mail a notice of the public hearing by first-class mail to the owner(s) of the land subject to the application and owners of record of properties within 350 feet of the subject land, no less than 15 calendar days before the February 18, 2015 hearing date. The applicant mailed notices of the public hearing by first-class mail to the owner(s) of the land subject to the application and owners of record of properties within 350 feet of the subject land on February 2, 2015.
4. LMO Appendix D.1.A requires the applicant to submit a copy of correspondence illustrating that the applicant has solicited written comments from the appropriate property owners' association regarding the requested amendment. Such correspondence shall encourage the association to direct any comments in writing to the LMO Official and the applicant within 14 calendar days of receipt of the notification. The applicant submitted on February 2, 2015 a copy of the correspondence sent to the Port Royal Plantation Property Owners' Association regarding the requested amendment. The correspondence encourages the association to direct any comments in writing to the LMO Official and the applicant within 14 calendar days of receipt of the notification.
5. LMO 16-2-102.E.2 requires the LMO Official to post conspicuous notice of the public hearing on or adjacent to the land subject to the application no less than 15 days before the hearing date, with at least one such notice being visible from each public thoroughfare that abuts the subject land. The LMO Official posted on February 2, 2015 conspicuous notice of the public hearing on the land subject to the application, with two notices being visible from the public thoroughfare that abuts the subject land.

**Conclusions of Law:**

1. The Official scheduled the public hearing on the application for the February 18, 2015 Planning Commission meeting, in compliance with LMO 16-2-102.E.1.

2. Notice of the public hearing was published 17 calendar days before the meeting date, in compliance with LMO 16-2-102.E.2.
3. The applicant mailed notices of the public hearing to the owner(s) of the land subject to the application and owners of record of properties within 350 feet of the subject land 16 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2
4. The applicant mailed a notice regarding the requested amendment to the Port Royal Plantation Property Owners' Association 16 calendar days before the hearing date, in compliance with LMO Appendix D.1.A.
5. The LMO Official posted conspicuous notice of the public hearing on the land subject to the application 16 calendar days before the hearing date, in compliance with LMO 16-2-102.E.2.

*As set forth in Section 16-2-103.C.2.e, Zoning Map Amendment (Rezoning) Advisory Body Review and Recommendation, the Commission shall consider and make findings on the following matters regarding the proposed amendment.*

#### **Summary of Facts and Conclusions of Law**

*Criteria 1: Whether and the extent to which the proposed zoning is in accordance with the Comprehensive Plan (LMO 16-2-103.C.3.a.i):*

The Comprehensive Plan addresses this application in the following areas:

#### **Natural Resources Element:**

##### **Goal 3.3 – Protect Quality of Life through Environmental Preservation**

- The goal is to preserve open space (including improvement and enhancement of existing).

#### **Housing Element:**

##### **An Implication for Housing Unit and Tenure**

Although, an increase in the total number of housing units contributes to the economic tax base for the Town, it is important that both the quantity as well as quality of the housing stock is maintained to sustain current and future population and overall property values. As the amount of available land declines for new development, it will be very important to maintain a high quality housing stock on residential properties. In addition, the availability of various housing types is important for the housing market viability to accommodate the diverse needs of the Island's population.

##### **Goal 5.1 – Housing Units and Tenure**

- The goal is to monitor availability of housing types and occupancy rates to meet housing demands.

##### **Goal 5.2 – Housing Opportunities**

- The goal is to monitor changing demographics and trends in housing development to provide housing options that meet market demands.

**Land Use Element:**

**An Implication for Building Permit Trends**

Building permit data is indicative of several factors, one being the state of the economy as well as current building needs and growth in both residential and commercial types. The data indicates that there is currently a downward trend in the number of building permits issued by the Town. Redevelopment of our existing built environment and infill development should be a focus for the future development of our community, while the Town has entered a more mature level of development.

**An Implication for Short Term Rental/Interval Occupancy Units or Timeshares**

The location of permitted timeshares or interval occupancy units is important because it has a direct relationship on the transportation network and infrastructure of our Island. It is also important to analyze the impact that timeshares have on our economy and establishing a balance with our natural resources and preservation of our character.

**An Implication for Zoning Changes**

Future land use decisions and requests for zoning changes will be determined using the background information contained in this plan as well as the future land use map, currently represented by the Town's Official Zoning Map.

**Goal 8.1 – Existing Land Use**

- The goal is to have an appropriate mix of land uses to meet the needs of existing and future populations.

**Goal 8.4 – Existing Zoning Allocation**

- An appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to sustain the Town's high quality of life and should be considered when amending the Town's Official Zoning Map.

**Goal 8.5 – Land Use Per Capita**

- The goal is to have an appropriate mix and availability of land uses to meet the needs of the existing and future populations.

**Goal 8.7 – Short Term Rental/Interval Occupancy Units or Timeshares**

- The goal is to encourage Short Term Rentals, Interval Occupancy Units, or Timeshares to locate and/or redevelop in areas that have available supporting infrastructure.

**Goal 8.10 – Zoning Changes**

- The goal is to provide appropriate modifications to the zoning designations to meet market demands while maintaining the character of the Island.

**Implementation Strategy 8.7 – Short Term Rental/Interval Occupancy Units or Timeshares**

- Direct Short Term Rental/Interval Occupancy Units or Timeshares to areas that have adequate infrastructure in place to meet service demands.

**Implementation Strategy 8.10 – Zoning Changes**

- Consider focusing higher intensity land uses in areas with available sewer connections.

**Transportation Element:**

**An Implication for Traffic Planning on the Island**

Future development and zoning classifications have an impact on the potential build-out of properties on the Island. Increasing the density of properties in certain areas of the Town may not be appropriate due to the inability of the current transportation network to handle the resulting additional traffic volumes. It may be more appropriate to provide density in areas that have the available roadway capacity and to reduce densities or development potential in areas that do not have the appropriate roadway capacity.

**Recreation Element:**

**An Implication for Park Development Guidelines**

As the population of the Island changes, so does the need for recreational opportunities.

**Conclusions of Law:**

1. Staff concludes that although this application has some inconsistencies with the Natural Resources and Recreation Elements that overall it is consistent with the Comprehensive Plan, as described in the Housing, Land Use, and Transportation Elements.
2. In conflict with the Natural Resources Element, the existing zoning requires the Property have more open space than the proposed zoning. The existing zoning requires the Property to have a minimum of 25% open space for all types of development, whereas the proposed zoning only requires a minimum of 16% open space for major residential subdivisions.
3. In accordance with the Housing Element, the proposed rezoning could provide diversity in housing options and respond to market demands for housing.
4. In accordance with the Land Use Element, the proposed rezoning would encourage the redevelopment of a currently developed property.
5. In accordance with the Land Use Element, the proposed rezoning would provide an appropriate mix of land uses to meet the needs of the population and improve the quality of life on the Island.
6. In accordance with the Land Use Element, the proposed rezoning will help to improve the marketability of the property and meet current market demands by permitting additional uses that will complement other uses in this vicinity.
7. In accordance with the Land Use Element, the proposed rezoning would permit timeshare or multifamily development at sixteen units per acre in an area where the infrastructure exists to support such uses with a high density.
8. In accordance with the Transportation Element, the proposed rezoning would place increased densities in an area where the roadway capacity exists to accommodate such density.
9. In conflict with the Recreation Element, the proposed rezoning will eliminate recreation opportunities within Port Royal Plantation; however, the intent is for the tennis facilities to be relocated the Port Royal Clubhouse property.

**Summary of Facts and Conclusions of Law**

*Criteria 2: Whether and the extent to which the proposed zoning would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity (LMO 16-2-103.C.3.a.ii):*

**Findings of Fact:**

1. The application proposes to change the subject property's zoning district to the RD District.
2. The adjacent properties to the northwest, Ocean Palms and Crown Reef, and northeast, The Lyons, are located in the PD-1 District. Ocean Palms, Crown Reef, and The Lyons are multi-family residential developments. The Master Plan states the approved use for these properties is Multi-Family Residential.
3. The adjacent properties to the southwest, Fiddler's Cove, and southeast, the Island Club, are located in the RD District. Fiddler's Cove and the Island Club are multi-family residential developments. The approved uses for these properties are the Allowable Principal Uses in the RD District. (See Attachment D).

**Conclusions of Law:**

The proposed zoning would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity because:

1. The approved use for the properties to the northwest and northeast is Multi-Family Residential, which is one of the approved uses in the proposed RD District; and
2. The properties to the southwest and southeast are located in the proposed zoning district which means all of the Allowable Principal Uses would be the same.

**Summary of Facts and Conclusions of Law**

*Criteria 3: Whether and the extent to which the proposed zoning is appropriate for the land (LMO 16-2-103.C.3.a.iii):*

**Findings of Fact:**

1. The application proposes to change the subject property's base zoning district to the RD District.
2. LMO Section 16-3-105.L.1 states the purpose of the RD District is to provide for resort development in the form of multifamily development, bed and breakfasts, and resort hotels. It is also the purpose of this district to provide for commercial development aimed at serving the island visitor.
3. The Property is 8.4 acres.
4. Multi-Family developments in the area range in size from 3 to 35 acres.
5. Resort hotels in the area range in size from 12 to 14 acres.
6. The Property has approximately 1,040 linear feet of frontage on Folly Field Road, a Minor Arterial street.
7. The Property is located less than a mile from the intersection of William Hilton Parkway and Mathews Drive.
8. The Property is adjacent to a Town pathway along Folly Field Road.
9. The Property is located approximately 400 feet from the entrance to Islanders Beach Park.
10. The Property is located approximately a half mile from Folly Beach Park.
11. The Property does not contain wetlands or other environmentally sensitive areas.

**Conclusions of Law:**

1. The proposed zoning is appropriate for the Property because the Property is well-suited for resort development and commercial development serving visitors and residents. The Property is:
  - large enough to support resort development, though it is smaller than nearby resort hotel developments;
  - near major arterial streets and pathways to serve residents and visitors; and

- near two public beach accesses, which can be used by residents and visitors.
2. The Property can be redeveloped without compromising important environmental features.

### Summary of Facts and Conclusions of Law

*Criteria 4: Whether and the extent to which the proposed zoning addresses a demonstrated community need (LMO 16-2-103.C.3.a.ii):*

#### Findings of Fact:

1. The application proposes to change the subject property's base zoning district to the RD District.
2. LMO Section 16-3-105.L.1 states the purpose of the RD District is to provide for resort development in the form of multifamily development, bed and breakfasts, and resort hotels. It is also the purpose of this district to provide for commercial development aimed at serving the island visitor.
3. Goal 8.4.A of the Land Use Element of the Comprehensive Plan states an appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to sustain the Town's high quality of life and should be considered when amending the Town's Official Zoning Map.
4. The Allowed Principal Uses in the RD District include: Residential Uses; Public, Civic, Institutional, and Educational Uses; Resort Accommodations; Commercial Recreation; Office Uses; Commercial Services; and Vehicle Sales and Services.
5. Goal 8.5.A of the Land Use Element of the Comprehensive Plan is to have an appropriate mix and availability of land uses to meet the needs of existing and future populations.
6. The Population Element of the Comprehensive Plan shows the population of the Island has consistently increased over the past 30 years.
7. Table 7.1, Hilton Head Island Annual Visitors and Expenditures (page 98), in the Comprehensive Plan shows the number of visitors to the island averaged 2.2 million per year between 1998 and 2008.
8. The Maximum Densities allowed in the RD District are: 16 Residential Dwelling Units per acre; or 35 Hotel Rooms per acre; or 8,000 square feet of Nonresidential gross floor area per acre.
9. Goal 8.7.B of the Land Use Element of the Comprehensive Plan is to encourage Short Term Rentals, Interval Occupancy Units, or Timeshares to located and/or redevelop in areas that have available supporting infrastructure.
10. The Property has frontage on Folly Field Road, a Minor Arterial street.
11. The Property is less than a mile from the intersection of William Hilton Parkway and Mathews Drive.
12. The Property is adjacent to a Town pathway that runs along Folly Field Road.
13. The Property is located within half a mile of two public beach parks.

#### Conclusions of Law:

1. The proposed zoning addresses a demonstrated community need by:
  - allowing a variety of options to redevelop the Property to meet current market demands;
  - allowing the Property to be redeveloped to accommodate the needs of the island's growing permanent and seasonal population and 2.2 million annual visitors; and
  - allowing the Property, which is located in an area with supporting infrastructure and amenities, to be redeveloped for a mix of uses.

### Summary of Facts and Conclusion of Law

*Criteria 5: Whether and the extent to which the proposed zoning is consistent with the overall zoning program as expressed in future plans for the Town (LMO 16-2-103.C.3.a.v):*

#### Findings of Fact:

1. The only approved use for the Property is Recreation.
2. The Property does not have any density assigned to it.
3. If the Property is redeveloped with its current approved use and density, it could only be developed into a recreational amenity for property owners of Port Royal Plantation.
4. The application proposes to change the subject property's base zoning district to the RD District.
5. Under the LMO enacted on October 7, 2014:
  - Surrounding properties in the RD District remained in the RD District.
  - In the RD District the maximum allowed Residential Dwelling Units per acre increased from 8 to 16.
  - In the RD District the maximum allowed Hotel Rooms per acre increased from 20 to 35.
  - The nearby Folly Field neighborhood district changed from RS-4 to RSF-5.
  - The RSF-5 District allows a maximum of 5 Dwelling Units per acre, whereas the RS-4 District allowed a maximum of 4 Dwelling Units per acre.

#### Conclusions of Law:

1. Without the proposed zoning, the options for redeveloping the Property are extremely limited.
2. In the changes to the RD District, the Town directed increased density for development in areas with the infrastructure to support such density.
3. The proposed zoning would increase the economic viability of redeveloping the Property.

### Summary of Facts and Conclusion of Law

*Criteria 6: Whether and the extent to which the proposed zoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts (LMO 16-2-103.C.3.a.vi):*

#### Findings of Fact:

1. The application proposes to change the subject property's base zoning district to the RD District.
2. The adjacent properties to the southwest and southeast, Fiddler's Cove and the Island Club, are located in the RD District.
3. The adjacent properties to the northwest and northeast, Ocean Palms, Crown Reef, and The Lyons, are located in the PD-1 District. The Master Plan states the approved use for these properties is Multi-Family Residential.
4. LMO Section 16-3-105.L.1 states the purpose of the RD District is to provide for resort development in the form of multifamily development, bed and breakfasts, and resort hotels. It is also the purpose of this district to provide for commercial development aimed at serving the island visitor.

#### Conclusions of Law:

The proposed zoning would not create an inappropriately isolated zoning district unrelated to

adjacent and surrounding zoning districts because:

1. The Property is proposed to be located in the same base zoning district as the adjacent Fiddler's Cove and Island Club properties.
2. The Property is proposed to be located in a zoning district that allows a mix of uses, including residential uses, to provide for resort and commercial development to serve island visitors. These uses would complement the approved Multi-Family Residential use of the adjacent Ocean Palms, Crown Reef, and The Lyons resort developments.

#### **Summary of Facts and Conclusion of Law**

*Criteria 7: Whether and the extent to which the proposed zoning would allow the subject property to be put to a reasonably viable economic use (LMO 16-2-103.C.3.a.vii):*

#### **Findings of Fact:**

1. The only approved use for the Property is Recreation.
2. The application proposes to change the subject property's base zoning district to the RD District.
3. The Allowed Principal Uses in the RD District include: Residential Uses; Public, Civic, Institutional, and Educational Uses; Resort Accommodations; Commercial Recreation; Office Uses; Commercial Services; and Vehicle Sales and Services.
4. The Property does not have any density assigned.
5. The Maximum Densities allowed in the RD District are: 16 Residential Dwelling Units per acre; or 35 Hotel Rooms per acre; or 8,000 square feet of Nonresidential gross floor area per acre.
6. If the Property is redeveloped with its current approved use and density, it could only be developed into a recreational amenity for property owners of Port Royal Plantation.
7. The Property is in one of two areas on the island with a concentration of properties in the RD District.
8. The area has many resorts because of its proximity to the ocean, beach parks, a major arterial street, and pathway network.

#### **Conclusions of Law:**

1. With its current single approved use and lack of density, the Property cannot be put to an economically viable use other than as a recreational facility for the property owners of Port Royal Plantation.
2. The proposed zoning would allow a variety of residential and commercial uses and sufficient density to redevelop the Property, which would put it to an economically viable use.

#### **Summary of Facts and Conclusions of Law**

*Criteria 8: Whether and the extent to which the proposed zoning would result in development that can be served by available, adequate and suitable public facilities (e.g. streets, potable water, sewerage, stormwater management) (LMO 16-2-103.C.3.a.viii):*

#### **Findings of Fact:**

1. The application proposes to change the subject property's base zoning district to the RD District.
2. LMO Section 16-3-105.L.1 states the purpose of the RD District is to provide for resort development in the form of multifamily development, bed and breakfasts, and resort hotels. It is also the purpose of this district to provide for commercial development aimed at serving

- the island visitor.
3. The Property has direct access to Folly Field Road, a Minor Arterial Street.
  4. The Town Traffic and Transportation Engineer determined that Folly Field Road has enough capacity to accommodate the number of average daily trips the Allowable Principal Uses and Maximum Density of the RD District could generate on the Property.
  5. The Property is already developed with potable water, sewer and stormwater management facilities.
- Conclusions of Law:**
1. If proposed zoning results in redevelopment, the Property is located on a street with the capacity to absorb the additional trips created by the Allowable Principal Uses the RD District.
  2. If the Property is redeveloped, the adequacy of the stormwater facilities and all other infrastructure will be reviewed for compliance with the LMO prior to the approval of the Development Plan Review (DPR).

**Summary of Facts and Conclusion of Law**

*Criteria 9: Whether and the extent to which the proposed zoning is appropriate due to any changed or changing conditions in the affected area (LMO 16-2-103.C.3.a.ix):*

**Findings of Fact:**

1. The Property was developed in 1985.
2. Many of the resorts surrounding the Property were developed in the early 1980s.
3. Goal 8.7.B of the Land Use Element of the Comprehensive Plan is to encourage Short Term Rentals, Interval Occupancy Units, or Timeshares to located and/or redevelop in areas that have available supporting infrastructure.
4. Under the LMO enacted on October 7, 2014, the maximum density of multi-family residential dwelling units in the RD District increased from 8 units per acre to 16 units per acre and the maximum density of hotel rooms increased from 20 rooms per acre to 35 rooms per acre.

**Conclusions of Law:**

1. Property owners are encouraged to redevelop aging properties in the RD District using the recently increased maximum densities.
2. The proposed zoning would allow the Property to be redeveloped with the same uses and at the same density as other older developments in the area.

**LMO Official Determination**

**Determination:** Staff determines that this application is compatible with the Comprehensive Plan and serves to carry out the purposes of the LMO as based on the enclosed Findings of Fact and Conclusions of Law.

Staff recommends that the Planning Commission **recommend approval** to Town Council of this application which includes amending the Official Zoning Map by changing the base zoning district of the Property from the PD-1 District to the RD District.

**Note: If the proposed amendment is approved by Town Council, such action shall be by ordinance to amend the Official Zoning Map. If it is denied by Town Council, such action shall be by resolution.**

**PREPARED BY:**

AC

\_\_\_\_\_  
Anne Cyran, AICP  
*Senior Planner*

February 10, 2015

\_\_\_\_\_  
DATE

**REVIEWED BY:**

TBL

\_\_\_\_\_  
Teri B. Lewis, AICP  
*LMO Official*

February 10, 2015

\_\_\_\_\_  
DATE

**REVIEWED BY:**

JL

\_\_\_\_\_  
Jayme Lopko, AICP  
*Senior Planner & Planning Commission Board  
Coordinator*

February 10, 2015

\_\_\_\_\_  
DATE

**ATTACHMENTS:**

- A) Heritage Golf Port Royal Tract Map
- B) Location Map
- C) Zoning Map
- D) LMO Section 16-5-105.L, Resort Development (RD) District
- E) Applicant's Narrative
- F) Public Comments Received



Boundary of Port Royal Plantation

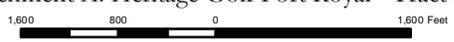
- Heritage Golf Port Royal (HGPR) Tract
- Port Royal Club Clubhouse (part of HGPR Tract)
- Port Royal Racquet Club (part of HGPR Tract)



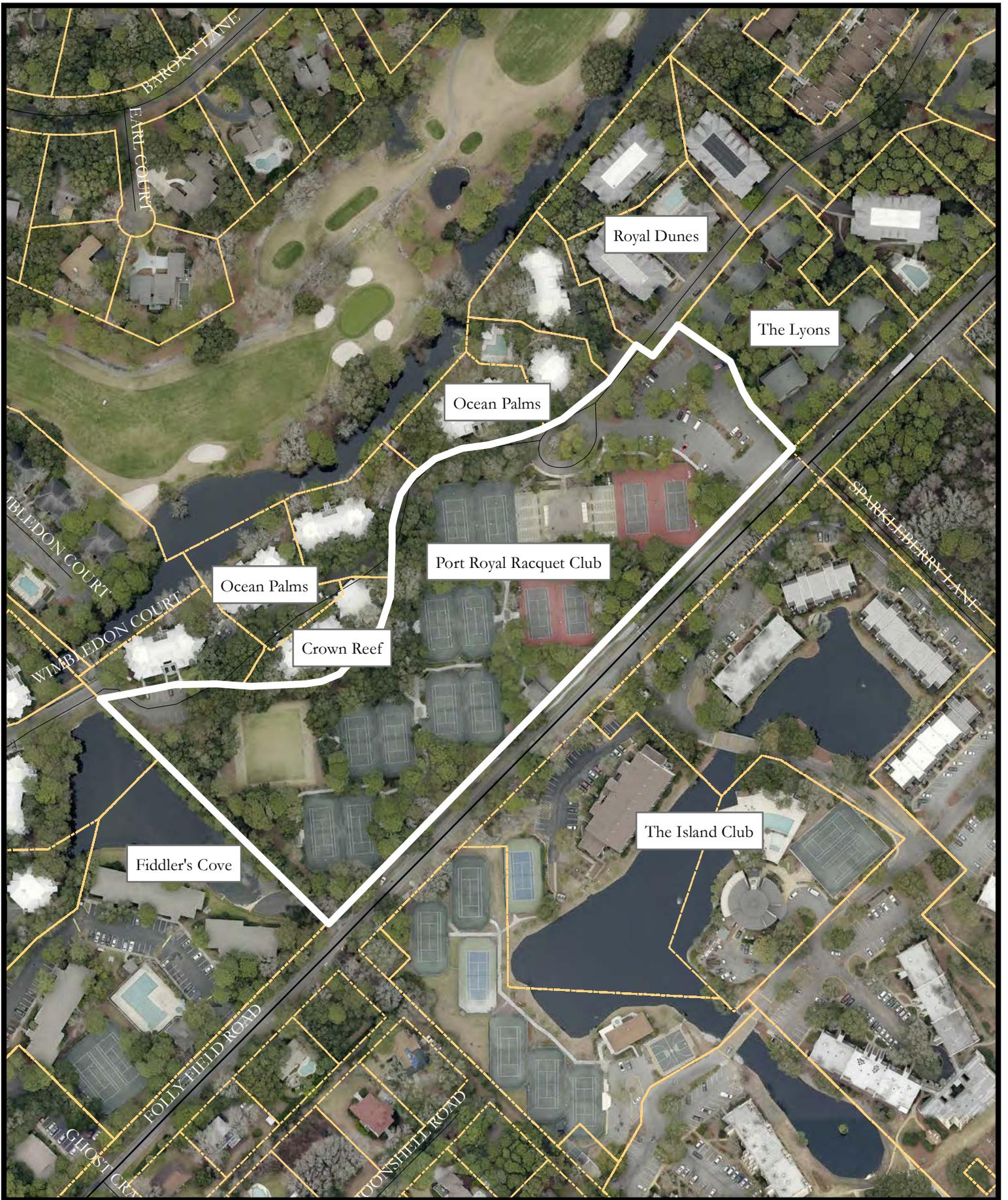
**Town of Hilton Head Island**  
 One Town Center Court  
 Hilton Head Island, SC 29928  
 (843) 341-4600

## Town of Hilton Head Island

ZA-91-2015 Port Royal Racquet Club  
 Attachment A: Heritage Golf Port Royal - Tract Map



This information has been compiled from a variety of unverified general sources at various times and as such is intended to be used only as a guide. The Town of Hilton Head Island assumes no liability for its accuracy or state of completion.



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 One Town Center Court  
 Hilton Head Island, SC 29928  
 (843) 341-4600

# Town of Hilton Head Island

ZA-91-2015 Port Royal Racquet Club  
 Attachment B: Location Map



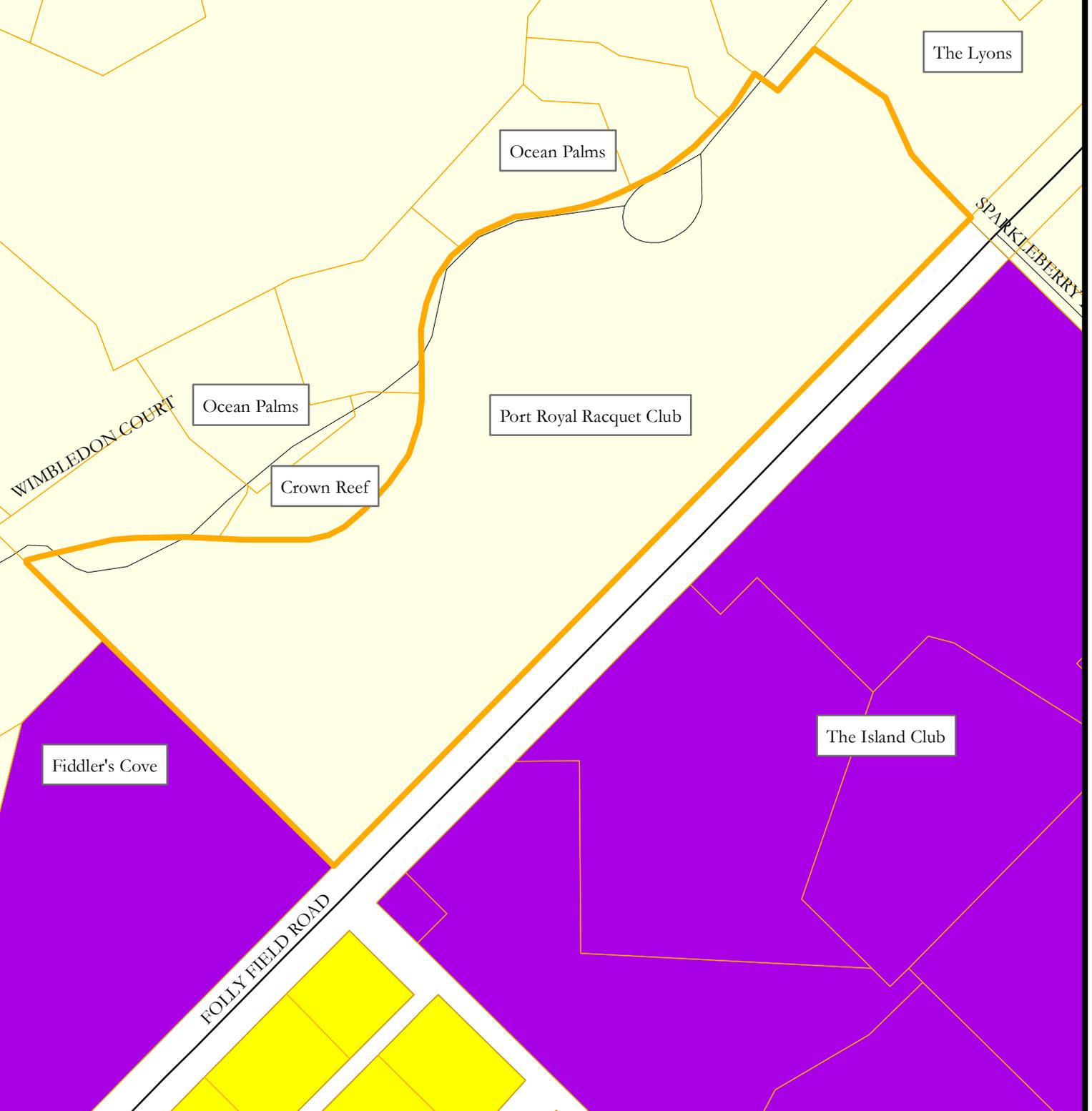
210 105 0 210 Feet



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# Zoning Districts

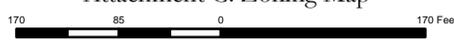
-  PD-1 Planned Development Mixed Use District
-  RD Resort Development District
-  RSF-5 Residential Single-Family-5 District



Town of Hilton Head Island  
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 Hilton Head Island, SC 29928  
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## Town of Hilton Head Island

ZA-91-2015 Port Royal Racquet Club  
 Attachment C: Zoning Map



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**L. Resort Development (RD) District**

**RD**  
**Resort Development District**

**1. Purpose**

It is the purpose of the Resort Development (RD) District to provide for resort **development** in the form of **multifamily development, bed and breakfasts**, and resort **hotels**. It is also the purpose of this district to provide for commercial **development** aimed at serving the island visitor.

**2. Allowable Principal Uses**

USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<b>Residential Uses</b>				
<i>Mixed-Use</i>	PC	Sec. 16-4-102.B.1.a	Residential	1.5 per du
			Nonresidential	1 per 500 GFA
<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
<b>Public, Civic, Institutional, and Educational Uses</b>				
<i>Community Service Uses</i>	P		1 per 400 GFA	
<i>Government Uses</i>	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
<i>Major Utilities</i>	SE		1 per 1,500 GFA	
<i>Minor Utilities</i>	P		n/a	
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2	
<i>Religious Institutions</i>	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
<i>Telecommunication Towers, Monopole</i>	PC	Sec. 16-4-102.B.2.e	1	
<b>Resort Accommodations</b>				
<i>Bed and Breakfasts</i>	PC	Sec. 16-4-102.B.4.a	1 per guest room	
<i>Hotels</i>	P		1 per guest room	
<i>Interval Occupancy</i>	P		1 bedroom	1.4 per du
			2 bedrooms	1.7 per du
			3 or more bedrooms	2 per du
<b>Commercial Recreation</b>				
<i>Indoor Commercial Recreation Uses</i>	P		1 per 3 <b>persons</b> + 1 per 200 GFA of office or similarly used area	
<i>Outdoor Commercial Recreation Uses Other than Water Parks</i>	PC	Sec. 16-4-102.B.5.b	Golf Courses, Miniature Golf Courses, or Driving Ranges	1 per tee
			Stadiums	1 per 4 spectator seats
			Other	1 per 3 <b>persons</b> + 1 per 200 GFA of office or similarly used area
<i>Water Parks</i>	P		See Sec. 16-5-107.D.2	

Chapter 16-3: Zoning Districts  
Sec. 16-3-105. Mixed-Use and Business Districts

Office Uses			
Contractor's Office	PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area
Other Office Uses	P		1 per 350 GFA
Commercial Services			
Bicycle Shops	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA
Eating Establishments	PC	Sec. 16-4-102.B.7.e	1 per 100 sf of <b>gross floor area</b> and outdoor eating area
Liquor Stores	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA
Open Air Sales	P		1 per 200 GFA of sales/display area
Other Commercial Services	P		See Sec. 16-5-107.D.2
Vehicle Sales and Services			
Auto Rentals	PC	Sec. 16-4-102.B.8.a	See Sec. 16-5-107.D.2

### 3. Development Form and Parameters

MAX. DENSITY (PER NET ACRE)		LOT COVERAGE	
Residential	16 du	Max. <b>Impervious Cover</b>	50%
<b>Hotel</b>	35 rooms	Min. <b>Open Space</b> for Major Residential <b>Subdivisions</b>	16%
Nonresidential	8,000 GFA		
MAX. BUILDING HEIGHT			
<b>Development</b> on property landward of South Forest Beach Drive	60 ft		
All Other <b>Development</b>	75 ft		

#### USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

#### TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

**STATE OF SOUTH CAROLINA** ) **BEFORE THE PLANNING COMMISSION**  
 ) **OF THE**  
 ) **TOWN OF HILTON HEAD ISLAND, SC**  
**COUNTY OF BEAUFORT** ) **ZM~~X~~-91-2015**

**ATTACHMENT 1**  
**TO**  
**THE ZONING MAP AMENDMENT APPLICATION**  
**OF**  
**HERITAGE GOLF PORT ROYAL, LLC**  
**REGARDING**  
**8.4 ACRES, PORT ROYAL PLANTATION**

This Attachment 1 is part of the Zoning Map Amendment Application (this "Application") of Heritage Golf Port Royal, LLC (the "Applicant"), and is submitted by the Applicant to the Planning Commission of the Town of Hilton Head Island (the "Town") to address the zoning map amendment criteria set forth in Section 16-2-103.C.3 of the Town's Land Management Ordinance (the "LMO"). This Application seeks approval to amend the Official Zoning Map<sup>1</sup> of the Town by changing the base zoning district applicable to an 8.4 acre tract (the "Property") located in Port Royal Plantation, in the Town of Hilton Head Island, from the currently applicable Planned Development Mixed Use (PD-1) District to the Resort Development (RD) District.

**I. NARRATIVE – INTRODUCTION**

The Applicant is the owner of the Property, which is located at 15 Wimbledon Court, Port Royal Plantation, and is also the operator of the Port Royal Club.<sup>2</sup> The Property, which is currently included as part of the Port

<sup>1</sup> See LMO Section 16-1-107.  
<sup>2</sup> Membership in the Port Royal Club, which is open to the general public, entitles members to certain preferential use of the golf, tennis, and clubhouse facilities of the Club.



Royal Plantation and Surrounds Master Plan (the "PRP Master Plan"),<sup>3</sup> is a portion of the 354.63 acre tract designated in the Beaufort County property tax records as TMS District 510, Map 9, Parcel 277.<sup>4</sup> The Applicant acquired the Property by way of a deed recorded on January 24, 2005.<sup>5</sup>

The Property is the current site of the Port Royal Club's tennis facilities (the "Racquet Club"). The Applicant is now seeking to amend the Town's Official Zoning Map to move the Property from the PD-1 District under the PRP Master Plan to the RD District.

This Application is filed with the Town simultaneously with another application by the Applicant to amend the PRP Master Plan to allow for the redevelopment of the Port Royal Club's clubhouse area located at 10 Clubhouse Drive (the "Clubhouse Tract") to provide for the relocation of the tennis courts to the Clubhouse Tract from the Property, the addition of a new fitness and wellness center, and new administrative office space.

## II. NARRATIVE – BACKGROUND

### A. THE PROPERTY

The Property is the site of the Racquet Club, a tennis facility for the use of residents and guests of the Port Royal Plantation, members of the Port Royal Club, and the general public. A recent zoning verification letter from the Town's LMO Official states that the current permitted use on the Property under the PRP Master Plan is limited to recreational.<sup>6</sup> While the mailing

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<sup>3</sup> See LMO Section 16-3-105.K.2.6.

<sup>4</sup> See the copy of the plat showing the Property recorded in Beaufort County Plat Book 35 at Page 80 attached hereto as Exhibit A.

<sup>5</sup> See the copy of the deed recorded in Beaufort County Record Book 2088 at Page 64 attached hereto as Exhibit B. The Property is part of Parcel 4 described in that deed.

<sup>6</sup> See the December 18, 2014 letter from Teri B. Lewis, the LMO Official, attached hereto as Exhibit C.



address of the Property is on Wimbledon Court, the Property has substantial frontage on Folly Field Road, directly across from The Island Club development.

The Applicant's proposed redevelopment of the Port Royal Club's facilities on the Clubhouse Tract include the construction of new tennis facilities and a new fitness and wellness center on the Clubhouse Tract. The new tennis facilities planned for the Clubhouse Tract will replace the tennis facilities currently located on the Property. This redevelopment of the Clubhouse Tract will not only provide improved tennis facilities and new fitness and wellness facilities for Port Royal Plantation, the Port Royal Club members, and the general public, but will also consolidate those facilities at one location.

In order to provide a source of capital for the proposed redevelopment of the Clubhouse Tract, the Applicant will seek to sell the Property to a third party. Considering the very limited permitted use currently available for the Property, in order to reasonably market and sell the Property, it must be rezoned to provide potential buyers with a wider range of redevelopment opportunities. Given that the Property is located in close proximity to the beaches of the Atlantic Ocean and is bordered on two sides by the Resort Development (RD) District, moving the Property from the PD-1 District to the RD District seems to be a simple, logical approach to the requested rezoning.

## **B. THE REQUESTED REZONING**

The Property is currently located in the PD-1 District and the Corridor Overlay (COR) District. The current permitted use of the Property under the PRP Master Plan is limited to only recreational use. The purpose of this Application is to rezone the Property to support the successful sale, and subsequent redevelopment, of the Property.

The Applicant is requesting that the Official Zoning Map be amended to change the base zoning district of the Property from the currently applicable PD-1 District to the RD District.



### III. NARRATIVE – CURRENT AND PROPOSED PERMITTED USE AND DENSITY

The base zoning district currently applicable to the Property is the PD-1 District, and its use under the PRP Master Plan is limited to recreational. The PRP Master Plan does not define “Recreation”. No density is assigned to or designated for use on the Property under the PRP Master Plan.

The Resort Development (RD) District is a mixed use zoning district providing for a variety of residential, commercial, resort, and public uses.<sup>7</sup> The purpose of the RD District is to provide for resort development in the form of multifamily development, bed and breakfasts, and resort hotels, and to provide commercial development aimed at serving the island visitor. The maximum permitted residential density in the RD District is sixteen units per net acre, and non-residential development is limited to 8,000 square feet per net acre. Hotels in the RD District are limited to 35 rooms per net acre. The maximum impervious coverage in the RD District is fifty percent, and the minimum open space requirement is thirteen percent for major residential subdivisions. The maximum height of structures in the RD District is limited to seventy-five feet.<sup>8</sup>

The Property is contiguous on the southwest with the existing Fiddler’s Cove multifamily residential development located in the RD District. Across Folly Field Road to the southeast from the Property is another multifamily residential development, The Island Club, which is also located in the RD District. By-right permitted uses in the RD District include single family and multi-family residential, community services, government services, religious institutions, parks, minor utilities, hotels, interval occupancy, indoor commercial recreation, water parks, offices uses, open air sales, and other commercial services. Conditional and special exception uses in the RD District include mixed use residential, major utilities, telecommunications towers, outdoor commercial recreation other than water parks, contractor’s office,

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<sup>7</sup> See LMO Section 16-3-105.L.

<sup>8</sup> See LMO Section 16-3-105.L.3. Note, however, that in certain portions of the RD District in the South Forest Beach area, the maximum height is limited to sixty feet.



bicycle shops, eating establishments, liquor stores, nightclubs/bars, and auto rentals.<sup>9</sup>

Given the PD-1 District limitations, the Property currently can be redeveloped only for recreational use. As a practical matter, the marketing, sale, and redevelopment of the Property as currently zoned are not economically viable, particularly in light of the lack of a definition of “recreation” under the PRP Master Plan. Therefore, the Applicant is proposing to amend the Official Zoning Map as set forth above to rezone the Property into the RD District. The effect of this zoning change will be to increase the realistic possibilities for reasonable, economically viable redevelopment.

#### **IV. NARRATIVE – REZONING CRITERIA**

LMO Section 16-2-103.C.3.a sets forth the criteria which the Planning Commission is to address in making a recommendation to the Town Council on this rezoning request, as follows:

**A. The proposed rezoning is in accordance with the Comprehensive Plan.**

The concept of consistency with, or accordance with, the Comprehensive Plan adopted by the Town Council on May 4, 2010, as amended on July 3, 2012 (the “Comprehensive Plan”) is necessarily a question of balance. By its very nature, the Comprehensive Plan is an inherently self-contradictory document, with competing visions, goals, and strategies within its various elements.

Most importantly, this Application is not inconsistent with, and indeed is in accordance with, many of the Visions, Goals, and Implementation Strategies of the Comprehensive Plan. Instead of facilitating new development of a currently undeveloped tract of land,

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<sup>9</sup> See LMO Section 16-3-105.L.2.



this Application seeks to move the Property to the contiguous RD District to provide economically viable opportunities for its redevelopment.

The vision statement of the **Natural Resources Element** of the Comprehensive Plan directs the Town to protect Hilton Head Island's diverse natural resources, which are pivotal to the economic well-being of the community and the high quality of life on the Island.<sup>10</sup> The Applicant's proposed amendment of the Official Zoning Map should not have a negative impact on the Town's Natural Resources Vision since the likely redevelopment scenarios, given the location of the Property, are similar to existing development in the RD District. Furthermore, the development permitting process mandated by the LMO will fully address any natural resource issues that may arise. The approval of this Application will not result in new development; instead, it will result in the redevelopment of the Property. The LMO's development performance standards provide natural resources protections, such as tree protections, open space and pervious coverage requirements, and storm water management, as part of the permitting process.

Moreover, the Comprehensive Plan does actively support this Application in several specific areas.

The **Population Element** of the Comprehensive Plan looks to maintain a diverse population in the Town of Hilton Head Island which is given the opportunity to be well educated, financially secure, and enjoy a high quality of life.<sup>11</sup> While the rate has slowed recently, in decades past, the rate of population increase both on Hilton Head Island and in Beaufort County has been two to three times that of the State of South Carolina as a whole.<sup>12</sup>

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<sup>10</sup> See the Comprehensive Plan, at Page 20.

<sup>11</sup> See the Comprehensive Plan, at Page 34.

<sup>12</sup> See Table 4.1 of the Comprehensive Plan, at Page 35.



The trend for the seasonal visitor population on Hilton Head Island has been to level out over the four seasons of the year.<sup>13</sup>

The **Housing Element** of the Comprehensive Plan acknowledges that as the amount of available land declines for new development, it will be important to maintain a high quality housing stock on residential properties; and that the availability of various housing types is important for the housing market viability to accommodate the diverse needs of the Island's population.<sup>14</sup>

The Applicant believes that the approval of this Application and the subsequent redevelopment of the Property will help to address the increasing needs of both the permanent and seasonal population of the Town for available housing.

The **Community Facilities Element** vision of the Comprehensive Plan directs the Town to provide facilities for the residents and visitors of Hilton Head Island which are maintained at the highest levels of service and efficiency consistent with facilities of a world class community.<sup>15</sup> The approval of this Application will not only actively support the improvement of community facilities for Port Royal Plantation and the Port Royal Club by providing the capital to relocate the tennis facilities and a new fitness and wellness center to the Clubhouse Tract, but will also allow for the redevelopment of the Property in an economically viable manner. The basic infrastructure required for redevelopment of the Property, including potable water and sanitary sewer service, storm water drainage, electric, telephone, and cable utilities services, and roadways and pathways, is already in place.

The Comprehensive Plan's **Economic Development Element** looks to define, foster, and enhance the economic environment that

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<sup>13</sup> See Table 4.3 of the Comprehensive Plan, at Page 37.

<sup>14</sup> See the Comprehensive Plan, at Page 54.

<sup>15</sup> See the Comprehensive Plan, at Page 60.



sustains Hilton Head Island's unique way of life.<sup>16</sup> In particular, the economic model utilized by the Economic Development Element recognizes that "Residents/Second Home Owners and Visitors/Tourism sectors are the economic engines while the Retail and Service sector is the integrator for Island wealth creation."<sup>17</sup> The inclusion of the Property in the RD District will increase the opportunities to feed the Town's economic engines as well as support opportunities for the Town's retail and service sector integrators.

The intended effect of the rezoning of the Property is to facilitate its sale by the Applicant and subsequent redevelopment, likely for either a residential or visitor-related use. Section 7.3 of the Economic Development Element recognizes the substantial increase from 1994 to 2008 in capital investment on the Island resulting from residential and second home owners, and also recognizes that tourism contributes more than \$1.5 billion to the Hilton Head Island area economy annually.<sup>18</sup>

The Applicant notes that the Property is located within walking distance of the beaches of the Atlantic Ocean, one of the Town's key economic assets.<sup>19</sup>

The Economic Development Element also urges the Town to identify any areas in need of re-development.<sup>20</sup> The Applicant believes that once the tennis courts on the Property are relocated to the Clubhouse tract, the Property will become a prime candidate for redevelopment; however, given the current limited permitted recreational use for the Property, the only way any redevelopment of the Property on an economically viable basis will ever come to pass is by changing the permitted uses on the Property. That is the reason for this Application.

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<sup>16</sup> See the Comprehensive Plan, at Page 89.

<sup>17</sup> See Section 7.2 of the Comprehensive Plan, at Page 90.

<sup>18</sup> See the Comprehensive Plan, at Page 90.

<sup>19</sup> See Section 7.4 of the Comprehensive Plan, at Page 91.

<sup>20</sup> See Section 7.6 of the Comprehensive Plan, at Page 93.



The Applicant submits that the inclusion of the Property in the RD District, particularly considering the unique, resort-oriented location of the Property, is in accordance with, and encouraged by, the Economic Development Element of the Comprehensive Plan.

The Comprehensive Plan's **Land Use Element** seeks a high quality of life by planning for population growth, public and private development and redevelopment, and the proper distribution, location, and intensity of land uses with adequate levels of services, while maintaining and protecting the natural resources, residential neighborhoods, and overall character of the Town,<sup>21</sup> and states that future land use decisions and requests for zoning changes will be determined using the background information contained in the Comprehensive Plan as well as the future land use map, currently represented by the Town's Official Zoning Map.<sup>22</sup>

Goal 8.1.A of the Land Use Element is to have an appropriate mix of land uses to meet the needs of existing and future populations. Goal 8.4.A of the Land Use Element is that an appropriate mix of land uses to accommodate permanent and seasonal populations and existing market demands is important to the Town's high quality of life, and should be considered when amending the Town's Official Zoning Map.<sup>23</sup>

Goal 8.7 of the Land Use Element is (a) to maintain an inventory of short term rentals and interval occupancy units, and (b) to encourage short term rentals and interval occupancy units to redevelop in areas that have available supporting infrastructure,<sup>24</sup> such as the Folly Field Road area in the vicinity of the Property.

Considering that the tennis facilities currently located on the Property are approximately thirty years old, and that the Applicant's

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<sup>21</sup> See the Comprehensive Plan, at Page 102.

<sup>22</sup> See the Comprehensive Plan, at Page 110.

<sup>23</sup> See the Comprehensive Plan, at Page 111.

<sup>24</sup> See the Comprehensive Plan, at Page 112.



intent is to replace those aging facilities with new tennis facilities to be located on the Clubhouse tract, Goal 8.9.B of the Land Use Element, which is to encourage redevelopment of properties with aging structures and to meet market demands while maintaining the character of the Island,<sup>25</sup> is particularly supportive of this Application.

Goal 8.10 of the Land Use Element is to provide appropriate modifications to the zoning designations to meet market demands while maintaining the character of the Island.<sup>26</sup>

Implementation Strategy 8.7 of the Land Use Element calls for flexibility to maintain an inventory of short term rental and interval occupancy units, and further, to direct short term rental and interval occupancy units to areas that have adequate infrastructure in place to meet service demands.<sup>27</sup>

Implementation Strategy 8.9.B of the Land Use Element is to develop incentives to encourage redevelopment of aging structures.<sup>28</sup>

Implementation Strategy 8.10.B of the Land Use Element is to focus higher density land uses in areas with available sewer connections.<sup>29</sup>

The Applicant submits that this Application directly furthers Goals 8.1.A, 8.4.A, 8.7, 8.9.B, and 8.10, and Implementation Strategies 8.7, 8.9.B, and 8.10.B, of the Land Use Element of the Comprehensive Plan by facilitating the redevelopment of the aging tennis facilities on the Property in an economically viable manner, in an area resort-oriented area with available supporting infrastructure, including sanitary sewer

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<sup>25</sup> See the Comprehensive Plan, at Page 112.

<sup>26</sup> See the Comprehensive Plan, at Page 112.

<sup>27</sup> See the Comprehensive Plan, at Page 113.

<sup>28</sup> See the Comprehensive Plan, at Page 113.

<sup>29</sup> See the Comprehensive Plan, at Page 113.



service, all the while relying on the permitted uses in the neighboring RD District.

The **Transportation Element** of the Comprehensive Plan looks to provide a safe, efficient, environmentally sound, aesthetically pleasing, and fiscally responsible transportation system to enhance the quality of life for those living in, employed in, and visiting Hilton Head Island.<sup>30</sup>

The Property has frontage on, and vehicular and pedestrian access to and from the right-of-way of, Folly Field Road. The Town's pathway system was extended along Folly Field Road in 2001.

Goal 9.1.B of the Transportation Element is to maintain specific traffic analysis standards in the LMO to guide development in accordance with existing and future needs of the Town. Implementation Strategy 9.1.K is to continue to maintain traffic analysis standards in the LMO.<sup>31</sup>

The traffic analysis standards referred to in the Transportation Element are in LMO Section 16-5-106. Those standards set goals for average total delay per vehicle and volume to capacity ratios for signalized intersections in the Town.

A common line of inquiry in any rezoning application is, "What about the traffic?" While a formal traffic impact analysis plan is generally a development permit matter, and is not technically required as part of a rezoning application, anticipating this line of inquiry, the Applicant has commissioned a traffic impact analysis study to understand the effect of the redevelopment of the Property. The traffic impact analysis study for the redevelopment of the Property has not been finalized in time to include it with this Application; however, it will be provided to the Town Staff for review upon completion.

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<sup>30</sup> See the Comprehensive Plan, at Page 117.

<sup>31</sup> See the Comprehensive Plan, at Pages 136 and 137.



The Applicant submits that all of the foregoing clearly demonstrates that the Application is in accordance with the Comprehensive Plan.

**B. The proposed rezoning would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity.**

The current use on the Property is a tennis facility that is scheduled to be relocated and replaced, depending upon the success of this Application. That relocation and replacement of the tennis facilities to the Clubhouse Tract will clearly benefit the Port Royal Plantation community, the members of the Port Royal Club, and the public as a whole with upgraded and additional recreational and fitness and wellness facilities.

The Property is bordered on the southeast and southwest by multifamily residential and interval occupancy uses on parcels in the RD District. The Property is bordered on the northeast and northwest by multifamily residential and interval occupancy uses on parcels in the PD-1 District. The uses for the Property allowed in the RD District are obviously compatible with the uses allowed on not only the adjacent RD District properties, but also on the adjacent PD-1 District parcels. Since the RD District is already adjacent to the Port Royal Plantation PD-1 District, there is no issue with the compatibility of the uses allowed in the RD District with the Port Royal Plantation PD-1 District.

**C. The proposed rezoning is appropriate for the land.**

The Property is uniquely suited for the uses permitted by the proposed RD District not only because the Property already abuts the RD District, but also because the Property is located in the Folly Field area, a resort oriented area. More specifically, the location of the Property is a high value amenity area due to the close proximity to the beaches of the Atlantic Ocean, and is adjacent to existing multi-family residential developments. If the Property were to be similarly redeveloped, *e. g.*, for



multi-family residential use or resort use, those uses would clearly be appropriate uses for the land.

The Property currently has electrical, water, sewer, and storm drainage facilities in place. The Property fronts on Folly Field Road, a minor arterial road with good road connections to William Hilton Parkway.

The Applicant submits that the Property is clearly suitable for the more varied uses that would be permitted for the Property under the RD District if this Application is approved.

**D. The proposed rezoning addresses a demonstrated community need.**

The consistent increase in both the permanent and seasonal populations of the Town in recent years<sup>32</sup> and in resort and vacation visitors to Hilton Head Island over the years<sup>33</sup> is evidence of a demonstrated community need for additional, new facilities to accommodate not only those tourists and vacationers, but also permanent Island residents. The redevelopment of older multifamily residential and resort facilities has proven problematic,<sup>34</sup> while the development of new multifamily residential and resort facilities affords the opportunity to provide resort and vacation visitors to Hilton Head Island with world class, state of the art facilities.

Further, the Applicant believes that the consensus of the Port Royal Plantation is that the redevelopment of the Clubhouse Tract, including the relocation of the tennis facilities from the Property to the Clubhouse tract, and the addition of the proposed fitness and wellness

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<sup>32</sup> See the information from the Population Element of the Comprehensive Plan, at Page 6 of this Attachment 1.

<sup>33</sup> See, for example, Table 7.1 of the Comprehensive Plan, at Page 98.

<sup>34</sup> For example, see Section 7.5 of the Economic Development Element of the Comprehensive Plan, at Page 92, which acknowledges that the redevelopment of older condominium units presents a challenge due to the multiplicity of owners in any given development.



center, is a good addition to the Port Royal Club facilities. The rezoning, marketing, and sale of the Property will enable the Applicant to raise the necessary capital to address these demonstrated community needs on the Clubhouse Tract.

**E. The proposed rezoning is consistent with the overall zoning program as expressed in future plans for the Town.**

The Comprehensive Plan, which “outlines a blueprint for the further development of [our] community”,<sup>35</sup> and the LMO, which provides specific guidelines for development on Hilton Head Island, are two documents that provide for the overall zoning program for the Town.

This Application seeks to move the Property from the PD-1 District to the adjacent RD District. To the Applicant’s knowledge, there are no future plans of the Town which are inconsistent with this proposed zoning map amendment. In fact, since this Application is actively supported by the Comprehensive Plan, as set forth above, and, in the Applicant’s opinion, meets the criteria for a zoning map amendment set forth in the LMO, the ordinance governing the Town’s current and future zoning and development plans, this Application is consistent with the overall zoning program of the Town.

**F. The proposed rezoning would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts.**

The Property is contiguous on two sides with parcels that are currently in the RD District. Therefore, no inappropriately isolated zoning district will be created if this Application is approved.

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<sup>35</sup> See the Comprehensive Plan, at Page 1.



**G. The proposed rezoning would allow the subject property to be put to a reasonably viable economic use.**

As stated above, as currently zoned, the marketing, sale, and redevelopment opportunities for the Property are very, very limited. Once the Clubhouse Tract is redeveloped as proposed by the Applicant, additional recreational tennis facilities will no longer be required, or desirable, in the Port Royal Plantation PD-1 District area. Further, the Applicant believes that continuing to restrict the use of the Property to only recreational uses has a material adverse effect on the economic viability of the Property.

Moving the Property to the RD District will provide a realistic opportunity for the redevelopment of the Property for a reasonably viable economic use by a buyer of the Property.

**H. The proposed rezoning would result in development that can be served by available, adequate and suitable public facilities.**

Because the Property is already developed, it is evident that it is currently served by electrical, water, sewer, and storm drainage facilities that are already in place. The Property fronts on and has direct access to Folly Field Road, a minor arterial road with good road connections to William Hilton Parkway, thereby providing adequate vehicular access to the Property.

**I. The proposed rezoning is appropriate due to any changed or changing conditions in the affected area.**

Taking into account the Applicant's proposed redevelopment of the Clubhouse Tract to include new tennis facilities, with the implementation of those plans, any reason for the continued operation of the Property as a tennis facility will no longer be valid, resulting in a changed or changing condition in the area generally, and on the Property specifically, justifying the requested rezoning of the Property to the RD District.



**V. NARRATIVE – CONCLUSION**

The Applicant believes the foregoing narrative demonstrates that this Application is in conformance with the LMO and the Town's Comprehensive Plan, and meets the criteria set forth in LMO Section 16-2-103.C.3. Accordingly, the Applicant respectfully requests that the Planning Commission (a) consider this Application and the testimony and supporting documentation which will be entered into the record; (b) find:

1. That this Application and the supporting testimony and documentation establish that the requested zoning map amendment is in accordance with the Town's Comprehensive Plan; and
2. That this Application and the supporting testimony and documentation establish that the approval of the proposed rezoning would allow a range of uses that are compatible with the uses allowed on other property in the immediate vicinity; and
3. That this Application and the supporting testimony and documentation establish that the requested zoning map amendment is appropriate for the land; and
4. That this Application and the supporting testimony and documentation establish that the requested zoning map amendment addresses a demonstrated community need; and
5. That this Application and the supporting testimony and documentation establish that the requested zoning map amendment is consistent with the overall zoning program as expressed in the future plans for the Town; and
6. That this Application and the supporting testimony and documentation establish that the approval of the requested zoning map amendment would avoid creating an inappropriately isolated zoning district unrelated to adjacent and surrounding zoning districts; and
7. That this Application and the supporting testimony and documentation establish that the approval of the requested zoning map



amendment would allow the Property to be put to a reasonably viable economic use; and

8. That this Application and the supporting testimony and documentation establish that the approval of the requested zoning map amendment would result in development that can be served by available, adequate and suitable public facilities; and

9. That this Application and the supporting testimony and documentation establish that the requested zoning map amendment is appropriate due to any changed or changing conditions in the affected area; and

(c) recommend to the Town Council that they approve this Application and the rezoning of the Property to the RD District.

Respectfully submitted on behalf of the Applicant this 20<sup>th</sup> day of January, 2015.



The signature is a cursive, handwritten name, likely "Chester C. Williams", written in black ink.

The signature is an electronic reproduction.

---

Chester C. Williams, Esquire  
Law Office of Chester C. Williams, LLC  
17 Executive Park Road, Suite 2  
PO Box 6028  
Hilton Head Island, SC 29938-6028  
843-842-5411  
843-842-5412 (fax)  
Firm@CCWLaw.net



ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

*Catherine M. & Gary W. Babin*  
#304, Village House  
3 Wimbledon Court, Hilton Head Island, S.C. 29928  
(717) 471-3541 – cell

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

February 9, 2015

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As the owner of #304 Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I have concerns with Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club area available for redevelopment. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by this roadway. Our unit faces Wimbledon Court so we observe firsthand the ever increasing vehicular traffic on this road. Further the deteriorating condition of Wimbledon Court is further proof that something has to be done to reduce, not increase traffic flow through this area.

It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, frequently driving in and out of the area, plus all of the support vehicles required, the new vehicle count could easily top 10,000 or more per year. Obviously, this would make our situation untenable and have a substantially adverse effect on my property value and the ability of Wimbledon Court roadway to withstand the rigors of such traffic volume .

It is my belief that the only way this Zoning change should be considered for approval, would be with a requirement for a new entrance off of Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, I would not support an entry from Folly Field Road, solely for the use of the new development. I also believe that Wimbledon Court should then be blocked through landscaping to through traffic south of the entrance to the Village House lot.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. Currently there are at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who restrict their use to family vacations.

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

Thank you for giving me the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Respectfully submitted,



Gary W. Babin

CC: William McGrath, President, Village House Owner Association



ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**Message to The Town of Hilton Head Island**

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As a homeowner of # <sup>207</sup>Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club available for redevelopment. However, I am very concerned about the impact this change could create for our neighborhood. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by the limited infrastructure.

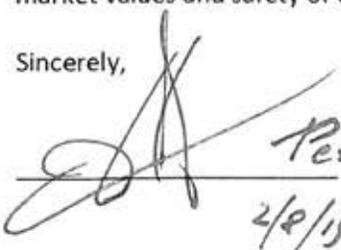
It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year. Obviously, this would make our situation untenable and have a substantial adverse affect on our property values.

If this Zoning change is considered for approval, we would hope that, at a minimum, a new entrance would be established from Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, we would not support an entry from Folly Field Road, solely for the use of the new development.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. We currently have at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who restrict their use to family vacations.

Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Sincerely,

  
Peter D. BAIER  
2/8/15

2/8/2015

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** Lamar Barrett

**To:**

**Cc:**

**Subject:** Re: 16 units per acre!!

**Date:** Sunday, February 15, 2015 2:12:32 PM

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Well said, Roni !

Anne, I asked the Barony Beach Club Manager if they had been informed of this rezoning request. (In addition to owning a Fiddlers Cove villa, which we do not rent out when we are not using it, we own a week at Barony. Apparently no one at Barony received info.

Obviously, converting acres of tennis courts across from Island Club, Barony, next door to Fiddlers Cove has an impact on everyone in the area. I am sure no one in the area, or for that matter, anyone on the Island wants this to become like Myrtle Beach, Daytona, or similar beach areas !

It was disappointing to read thru the Planning 30 pages that their recommendation was to "APPROVE" this request ! I am sure that anyone in this area who bought property here 20 or 30 or so years ago bought for the existing amenities, natural areas, relative low density of the island at the time and if fully informed, would object to swapping 14 or so tennis courts and a parking lot for 16 units per acre of overcrowding !

I am copying Eric Preaster at the Barony and others in the area for this info.

Bruce & Julie Beam      327 S Queen Street    Shippensburg PA 17257  
717-530-1728

February 15, 2015

**RE: Rezoning in Port Royal Village**

It has been brought to our attention that there is a desire to rezone where the existing Port Royal Tennis Club is located. We have owned in the Beckenham Complex for close to 11 years. Due to our love of the island, our location and the nature of preservation, our intention was on retiring permanently, within 2 years, to our villa on a fulltime basis. While we always believed the full intention of the Planning Commission was to regulate, inforce & control our island development, we find it unfathomable that locating another timeshare in this densely populated area would benefit anyone- other than the financial gain of a developer.

First, it must be obvious that no member of the Planning Commission has ever drove back to the location. Over the last 10 years we have been extremely disappointed in the condition and maintenance of the road going through the Port Royal Village. We have, along with our Association, continually struggled to have pot holes filled, adequately lighting and repairs completed. I cannot understand how any consideration could be given for more traffic- automobiles, bicycling, and walking on that small, narrow and poorly maintained road.

The island just completed a beautifully maintained parking lot and beach access on Folly Field Road. One of the pleasures of this spot is the availability of parking for our local island residents. It is a hub and hangout with locals from Hilton Head & Indigo Run Plantations. It draws families from Marshland & Matthews Drive-and all the 'North' island locations, all heading for the beautiful sandy beach. We currently have as commercial timeshare rentals, The Westin Resort, The Baroney Beach Club, Ocean Palms, Royal Dunes, Island Links and The Island Club- NO owners in site, that crowd this small section of Folly Field Beach.

We are adamantly opposed to further development in our small island section. In any plan, there needs to be a mixed of residential via rentals to keep a healthy livable environment. While the tourists might bring in seasonal revenue, it's the local people that maintain a yearlong commitment to the beauty, safety and sustainability of the entire island. We are the backbone of the community with involvements in local schools, churches, employment and volunteering.

Please consider our plea not to allow further rental development in our island location.

Sincerely,

Bruce & Julie Beam

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [hhiweb](#)  
**To:** [Cyril Anne](#)  
**Subject:** Public Comment Submitted  
**Date:** Tuesday, February 17, 2015 8:38:40 PM

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ZA-91-2015 Port Royal Racquet Club

This is an objection to the requested variance based on the current condo density, traffic within the area. It is more of a residential community rather than a hotel area. The adjacent condo complex is high density with low open space.

85 Folly Field Rd  
bmcmdsc@aol.com

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As a homeowner of #209 Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club available for redevelopment. However, I am very concerned about the impact this change could create for our neighborhood. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by the limited infrastructure.

It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year. Obviously, this would make our situation untenable and have a substantial adverse affect on our property values.

If this Zoning change is considered for approval, we would hope that, at a minimum, a new entrance would be established from Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, we would not support an entry from Folly Field Road, solely for the use of the new development.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. We currently have at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who restrict their use to family vacations.

Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Sincerely,



Kendra L. Burch

15171 Truman Manor Lane

Waldorf, MD 20601

(301) 645-1841

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As a homeowner of #\_301\_\_\_ Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club available for redevelopment. However, I am very concerned about the impact this change could create for our neighborhood. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by the limited infrastructure.

It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year. Obviously, this would make our situation untenable and have a substantial adverse affect on our property values.

If this Zoning change is considered for approval, we would hope that, at a minimum, a new entrance would be established from Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, we would not support an entry from Folly Field Road, solely for the use of the new development.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. We currently have at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who restrict their use to family vacations.

Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Sincerely,

\_\_\_\_\_  
David and Blanca Chang  
Village House,  
301  
\_\_\_\_\_



ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As a homeowner of #106 Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club available for redevelopment. However, I am very concerned about the impact this change could create for our neighborhood. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by the limited infrastructure. Visitors and owners alike in that area, walk, ride bikes with their families, many of which are young children and jog and the addition of so many vehicles, is a safety concern.

It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year. Obviously, this would make our situation untenable and have a substantial adverse affect on our property values.

If this Zoning change is considered for approval, we would hope that, at a minimum, a new entrance would be established from Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, we would not support an entry from Folly Field Road, solely for the use of the new development.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. We currently have at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who restrict their use to family vacations.

Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Sincerely,



Bill and Joyce DeFeo  
1554 Osprey Court  
Manasquan, NJ 08736

3 Wimbledon Court  
Village House #106  
Hilton Head, SC 29928



ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

# FIDDLERS COVE BEACH & RACQUET CLUB

To: Hilton Head Island Zoning Board  
Re: ZA-91-2015 Zoning Change Application

I am writing, representing Fiddler's Cove HPR, located at 45 Folly Field Road, Hilton Head Island. Our property consists of 316 units, directly south of the parcel in question. Fiddler's Cove was built in the early '80's, and has and continues to be an active and vibrant part of the Folly Field neighborhood.

With little time notice to respond to this application, the following does not represent a full and comprehensive response to the proposed changes, but some initial levels of concern which we expect to add to as more information is disclosed.

From what we can determine, this application is not a first step in developing the parcel further, but quite frankly, an attempt to maximize the resale value – with no further plan behind it. That raises a dire concern that the next owner, having paid a maximum density price, would be working to develop the property in a fashion that can only have maximum, negative impact on the neighborhood.

Two immediate concerns come up.

The first is the already strained beach parking in Folly Field. In season, the parking at both Folly Field Beach, and Islander's Beach Parks are overloaded. Illegal parking along the east side of Folly Field Road is not uncommon, despite being illegal.

This has led to at least one property operating multi-passenger golf cart shuttles to the parks – something Fiddler's Cove considered a few years ago. This plan was rejected by our owners, due to safety concerns of operating these in the existing traffic on Folly Field Road. Maximum density use of this parcel would only increase both the parking issue, and the traffic hazards on Folly Field Road.

We strongly feel that any plan involving use of this property must take these factors into consideration.

The second concern involves a natural bird habitat on the south end of the parcel, alongside the lagoon between the parcel, and the Fiddlers Cove property.

The aerial picture ZA-91-2015\_Vicinity\_Map.pdf, furnished by the town, shows this lagoon. On the east end of the lagoon, the north side shows a white plume in the water. This is runoff from the nests of birds, estimated to be in the hundreds, who have made this buffer area a home for many years. While the town and the current owners may not be aware of it's existence, it is very much a part of the local ecosystem.

Any plans for the future development of this parcel must include preserving this natural home, or proving that its alteration would not have a significant negative effect on the local ecological balance.



# FIDDLER'S COVE BEACH & RACQUET CLUB

While we understand that the Zoning Commission's role is to oversee land use, to balance and optimize owner value with community needs – what has been presented is not an optimization plan, but an attempt to maximize resale value. We believe that this type of zoning change does not comply with the Town's comprehensive plan nor with the planned unit development of Port Royal.

On behalf of the Board of Directors of Fiddler's Cove HPR, representing the owners of the 316 units directly adjoining the parcel, I strongly request that the Zoning Commission reject the current application, until it can be reviewed as what it is intended to be – a first step of an overall plan of development of the parcel.

Sincerely,

A handwritten signature in black ink that reads "Bill DeSanti". The signature is fluid and cursive.

Bill DeSanti  
Board President  
Fiddler's Cove HPR  
45 Folly Field Rd  
Hilton Head Island, SC

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [hhiweb](#)  
**To:** [Cyrán Anne](#)  
**Subject:** Public Comment Submitted  
**Date:** Wednesday, February 18, 2015 1:12:53 PM

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ZA-91-2015 Port Royal Racquet Club

My wife and I own unit 3106 in Island Club. I am opposed to the rezoning of the Port Royal Raquet Club parcel. My concerns include traffic impact on Folly Field Road and environmental issues (water runoff, noise pollution, etc.)

Gerard Finelli  
gpfinelli@yahoo.com

**In reference to case# ZA-91-2015 Port Royal Racquet Club parcel R510 009 000 0277 0000**

Page 1 of 2

Valerie Fink  
8822 W. 97<sup>th</sup> Pl.  
Palos Hills, IL 60465  
708 430-7938

Owner - Crown Reef 103  
14 Wimbledon Ct.  
Hilton Head, SC 29928

Dear Town of Hilton Head Island Town Council and Hilton Head Island Zoning Board,

**I respectfully request you vote NO to the proposed zoning change as presently written.**

The information in the request document & staff report illustrate that although information & documentation are thorough, physical knowledge & investigation of the actual property show glaring discrepancies. Response letters from other property owners available thus far support my grave concerns regarding the ramifications of these inconsistencies.

1. Throughout the document & labeled maps, Ocean Palms is cited as the property directly Northeast of the Racquet Club. Crown Reef is the property not only directly northeast but on the same side of Wimbledon Ct. as the Racquet Club property. We border the tennis court area. All Crown Reef balconies & porches face & overlook the Racquet Club property. Crown Reef property is never labeled or cited in any of the initial request or staff report.

*Land Management Ordinance 16-1-103 A. "recognizing the rights of property owners."*

Crown Reef owners are the highest stakeholders in this proposed change. Short term rentals of our properties hinge on the quiet, family oriented area & the beauty & tranquility of the court property. Many of our villas are listed on rental websites. Reviews & repeat renters consistently refer to relaxing on the porches & balconies, watching tennis, & enjoying the setting. (Documentation of these reviews can be supplied.)

2. Awarding a least restrictive, maximum density zoning designation poses the potential for disregard in preserving the natural environmental concerns of the property.

*Land Management Ordinance B. General Planning Policies #4 "preservation of the **Tree** canopy throughout all developed areas of the **Town.**"*

Please refer to Staff Report & attachments p. 14 aerial photo of the Port Royal Club property. Beautifully developed trees intersperse the tennis court property. This needs to be maintained to consistently follow LMO standards & maintain the integrity of all present property.

Our Crown Reef building is the smallest unmarked white roof opposite the Ocean Palms label. Last summer we had a white egret & her chicks nesting around our porch. As evidenced in the photo, we are not adjacent to the pond. The importance of this concern for the presence of wildlife is underscored in response letters from Fiddler's Cove owners.

Page 2 of 2

Valerie Fink  
8822 W. 97<sup>th</sup> Pl.  
Palos Hills, IL 60465  
708 430-7938

Owner - Crown Reef 103  
14 Wimbledon Ct.  
Hilton Head, SC 29928

3. Folly Field Road access is described as a "minor arterial street". True. In addition precise description should include a posted sign after the Islanders Beach entrance "end state maintenance". Folly Field Road ends at & then becomes the entrances to Marriott Barony Beach Club & The Westin Hotel properties.  
Please refer to responses submitted by Vikram Khullar - Village House & Bill DeSanti - Fiddler's Cove Board President for further more detailed traffic concerns.

4. The Crown Reef villas were built after The Ocean Palms development. Constructing these units in the same style of architecture as Ocean Palms & within the existing tree canopy led to an area that consistently complements the existing buildings & natural environment.  
This is of major importance in any further construction & should be supported in all zoning.

As proposed, the rezoning for maximum density with intent to sell is a status quo approach to growth. This type of single-minded growth has had a negative impact on Hilton Head Island in the past.

I do not oppose the Heritage Golf Port Royal plan for improvement.

I do oppose a plan that disregards those existing areas & present property owners. Without clear direction from the Town Council prior to sale that is exactly what this plan does.

I encourage the Council to use this revitalization as a proactive opportunity.

New construction with "highest bidder" as the criteria does not necessarily mean a boost to the economy.

The most restrictive zoning affords the Council greater input in ecological efficacy & long term quality with sustainable economic growth that benefits all.

*"Redevelopment on the Island is inevitable, and new, innovative and sustainable solutions are needed to coordinate this redevelopment"* Community Development description from Township website Shawn Colin, director

**Again, I request you vote NO to the proposed zoning change as presently written.**

Respectfully submitted,

Valerie Fink

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [hhiweb](#)  
**To:** [Cyrán Anne](#)  
**Subject:** Public Comment Submitted  
**Date:** Wednesday, February 18, 2015 9:52:43 AM

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ZA-91-2015 Port Royal Racquet Club

As an owner at Island Club, I oppose the increase in density. Thank you.

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [hhiweb](#)  
**To:** [Cyrán Anne](#)  
**Subject:** Public Comment Submitted  
**Date:** Thursday, February 19, 2015 7:39:49 AM

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### ZA-91-2015 Port Royal Racquet Club

As owners of rental units in Fiddlers Cove and The Island Club, I believe that adding this much more possible rental competition would hurt the property owners already struggling. The rental rates are forced to be low as the availability of properties are high. This in turn has been at least to some degree why property values are lower. Also beach congestion would not help.

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [Jenkins Vision](#)  
**To:** [Cyrán Anne](#)  
**Subject:** rezone in Port Royal Village  
**Date:** Sunday, February 15, 2015 1:30:27 PM

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Mrs. Cyran,

We are new property owners in the Beckenham/Devonshire community within the Port Royal Tennis Village. Recently, we became aware of the proposed rezone of the tennis complex to one that allows for villa/timeshare development. We have read the communication that our Beckenham/Devonshire Board of Directors has sent to you. We are in full agreement with their requests. Please do not approve this rezone.

Thank you,  
Joel and Ingrid Jenkins  
209 Devonshire

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [Marcia](#)  
**To:** [Cyril Anne](#)  
**Subject:** Re-zoning  
**Date:** Saturday, February 14, 2015 7:30:33 PM

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I am a condo owner at Crown Reef and would like more details about the plan to re-zone the tennis facility. As I live out of town it is impossible for me to be present but I have some very deep concerns about the Town Staff taking the property for condos. I'm sure the developer has some very lucrative plans for the property but I'm not sure it's in the best interest of the people who live here and work in the area! The tennis club is a real draw for the condo owners and guests.

Thanks,  
Marcia Kearns  
kearns2204@aol.com

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As full time residents of Penthouse I Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club available for redevelopment. However, I am very concerned about the impact this change could create for our neighborhood. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by the limited infrastructure.

It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year. Obviously, this would make our situation untenable and have a substantial adverse affect on our property values.

If this Zoning change is considered for approval, we would hope that, at a minimum, a new entrance would be established from Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, we would not support an entry from Folly Field Road, solely for the use of the new development.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. We currently have at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who restrict their use to family vacations.

Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Sincerely,



Teria and Randy Keathley

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** Vikram Khullar  
**To:** Cyran Anne  
**Subject:** Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club  
**Date:** Monday, February 09, 2015 10:36:17 PM

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Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As a homeowner of #\_\_\_ Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club available for redevelopment. However, I am very concerned about the impact this change could create for our neighborhood. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by the limited infrastructure.

It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year. Obviously, this would make our situation untenable and have a substantial adverse affect on our property values.

If this Zoning change is considered for approval, we would hope that, at a minimum, a new entrance would be established from Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, we would not support an entry from Folly Field Road, solely for the use of the new development.

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Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Sincerely,

Vik Khullar

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

Owner, VH-206,  
3 Wimbledon Ct  
Port Royal Village

Currently at:  
Summit, NJ  
phone: 908-277-3514

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [REDACTED]  
**To:** Cyran Anne; [REDACTED]  
**Subject:** 16 units per acre!!  
**Date:** Sunday, February 15, 2015 12:44:50 PM

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Hello Anne, and the Planning Commission,

Thank you again for sending this information. We will be at the hearing Wednesday. My thoughts run to the Town of Hilton Head letting everyone know the proposed impact on roads, on the Islander Park and beaches in this area! Just telling a handful of adjacent property owners will not come close to resolving the impact it will have on residents. You build a park for residents and then Council allows timeshare owners to overrun it. (Islander Beach Park and Folly Field Beach Park). Folks in Indigo Run and Hilton Head Plantation are not the only users of the Beach Park and the roads.

#1 We are against changing the usage of this 8.4 acres. RD is 16 units per acre. We have become an area of mostly timeshares and quartershares. Use of roadways and park facilities will be maxxed out. If they are filing to help sell the property, why do they care what it's for? If so, they are being nebulous and underhanded as to their intent. This property will not remain as tennis courts if it is sold.

#2. The existing land use of the current property as outlined has just enough property for the existing tennis courts and existing clubhouse and facility parking. The "grass courts" as well as the whole area has been allowed to be "run down." It's current use is "Recreation." It should remain so---low density.

The last thing we need is more condominiums (if that indeed is "RD" Resort Development") using either Folly Field Rd. off of Folly Field Road and Grasslawn Avenue in Port Royal. Congestion and traffic through residential areas is now fairly awful. You also should hear concerns of those living in Folly Field and Port Royal beaches, as well as the timeshare and other property owners living and using these facilities and roads and beaches.

#3. There is also a covenant requiring many Port Royal tracts to disallow rental properties...i.e. Barony Woods.

Thank you. If I'm way off base here, please tell me. But this is what we're reading here.

Richard and Veronika Kincaid

Adjacent property owners  
843 384-4001

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As a homeowner of # <sup>301</sup> Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club available for redevelopment. However, I am very concerned about the impact this change could create for our neighborhood. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by the limited infrastructure.

It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year. Obviously, this would make our situation untenable and have a substantial adverse affect on our property values.

If this Zoning change is considered for approval, we would hope that, at a minimum, a new entrance would be established from Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, we would not support an entry from Folly Field Road, solely for the use of the new development.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. We currently have at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who restrict their use to family vacations.

Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Sincerely,

*Walter E. King 301 Village House*  
Maryanne King  
*In addition the Heavy Equipment, Trucks and Service Equipment would create traffic through the V.H. entrance causing congestion and a traffic congestion bottleneck for pedestrian & bike traffic.*

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

February 10, 2015

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As a homeowner of #205 Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club available for redevelopment. However, I am very concerned about the impact this change could create for our neighborhood. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by the limited infrastructure.

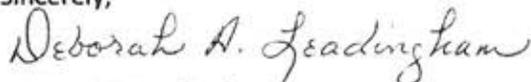
It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year. Obviously, this would make our situation untenable and have a substantial adverse affect on our property values.

If this Zoning change is considered for approval, we would hope that, at a minimum, a new entrance would be established from Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, we would not support an entry from Folly Field Road, solely for the use of the new development.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. We currently have at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who restrict their use to family vacations.

Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Sincerely,



Deborah A. Leadingham  
17 Muirfield Lane  
Cincinnati, OH 45241

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [REDACTED]  
**To:** [Cyrán Anne](#)  
**Subject:** : Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club;  
Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001  
**Date:** Thursday, February 12, 2015 1:33:38 PM

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February 12, 2015

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

I am writing to you as a homeowner of #205 Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, President of the Village House Board of Directors, Member of the Port Royal Tennis Village Board of Directors, Member of the Port Royal Golf Club, and a former full time resident of Port Royal Plantation. Currently, I am a part-time resident at the Village House, but I expect to once again make Hilton Head Island my full time residence in the relatively near future.

As both a member at PRGC, and a resident located between the current Racquet Club and the Golf Club, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds and making the Port Royal Racquet Club available for redevelopment. The concept drawings for both the new tennis facility and the fitness center will benefit the members of PRGC as well as residents in and surrounding Port Royal Plantation. If constructed properly, the redevelopment of the Racquet Club could also benefit the entire neighborhood. Of particular concern, however, is managing the traffic flow into this new development as well as the other timeshare properties in the area.

As a new member of the Port Royal Tennis Village Property Owners Association board, I recently took the time to once again read the Declarations and By-Laws. It was actually a very enlightening document. Originally, Port Royal Tennis Village was to be comprised of six or seven separate regimes, similar in scope to the Village House and Beckenham & Devonshire. Unfortunately, the developer was unable to complete the project and sold the remaining property south of our property line to other developers who introduced much

higher density timeshare projects to the area, without establishing the proper infrastructure. At that point in time, the Town was in its infancy, and unable to control development in the same manner as today. As a result, when you pass our property line, you have substandard roads, with little or no storm water drainage, that are too narrow in some areas for two cars to pass. In addition, because those developments are not a part of Port Royal Tennis Village, there is no vehicle in place for them to share in the maintenance costs for the first section of Wimbledon Court, which is owned by our POA. Adding up to 120 new timeshare units that are being proposed for this site, only complicates an already untenable situation. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year.

We believe it is in the best interests of the entire surrounding community for a new entrance to be established from Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. Since this entrance is also located across near the entrance to the Islanders Beach Park, the Town's Traffic Planners could require that the developer design a proper entry into the new development that creates a safe entry & exit for the Racquet Club, existing timeshare properties and the Beach Park.

The entry into Port Royal Tennis Village was not designed for the current traffic flow – both the number and size of vehicles needed to visit and support the timeshare properties exceed the road's capacity. During planned maintenance weeks and periodic remodeling of multiple timeshare units, tractor trailer rigs rumble down the street and dumpsters on dropped in the middle of the road. This level of activity was not envisioned when Port Royal Tennis Village was originally developed for individually owned homes and multi-family projects for both full and part time residents.

We do not support an entry from Folly Field Road, solely for the use of the new development. We believe now is the time for the Town of Hilton Head Island to insist that any new developer create a safe and convenient entry for all of the timeshare properties currently located on Wimbledon Court. Traffic on Wimbledon Court today creates an unsafe environment for both children and seniors alike. If you tour the area you will note the narrow street with no sidewalks or bike paths until you reach our property in front of the Village House. This simply doesn't work with the volume of traffic on Wimbledon Court.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. We currently have at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

restrict their use to family vacations. In an ideal situation, we would petition the Town to permit the Port Royal Tennis Village Property Owners Association to terminate Wimbledon Court at the end of our property line or to limit access into the timeshare properties to emergency and safety personnel. This would create a much safer environment for our homeowners and create an area more conducive to owner occupied properties.

Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners. Our homeowners want to be an active part of this process and we hope that you will keep us informed as the Town determines the best solution regarding this Zoning application.

Sincerely,

Charles C. Leadingham  
President, Village House Board of Directors

Mailing Address:  
17 Muirfield Lane  
Cincinnati, OH 45241

Honorable David Bennett, Mayor  
Town Council Members  
Board Members, Planning commission  
Ms. Anne Cyran, Senior Planner  
Town of Hilton Head Island  
One Town Center court  
Hilton Head Island, SC 29928

February 18<sup>th</sup>, 2018

**In re: Zoning Map Amendment of Heritage Golf Port Royal, LLC for 8.5 Acres  
Port Royal Racquet Club; Zoning Map Application No.ZA-000091-2015- Our File No.01732-001**

Ladies and Gentlemen,

We appreciate receiving the notice of the zoning change requested and thank you for the opportunity to be heard on the matter.

The facts that are apparent from testimony heard this afternoon are:

1. The density in the Port Royal village will be increased considerably
2. Because the Port Royal village's original plans never anticipated this increase in density, the original road construction was not engineered to handle the tremendous increase in traffic, including heavy construction equipment. **The area does not have sidewalks or bike paths.** The safety of the homeowners in Port Royal Village will be at issue.

Although we are concerned about the impact of the increase in population in an already high density area, we are not opposing the requested change, but respectfully request that any approval be subject to the following conditions for the safety of all of those in Port Royal village:

1. The 8.5 acre plot must have **2 access points on Folly Field Road.** (Better access for fire trucks and ambulances).
2. **Easement over Wimbledon Court Road from Grasslawn Ave is terminated.** Said termination be in recordable form and recorded in the Beauford County Court House.

Respectfully submitted,

Thank you,

Attorney Donald McFadden  
2 Wimbledon Court, Apt 111  
Hilton Head Island, SC 29928-5573  
843 715 2385  
Mcfadd8@aol.com

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** Jim McGarry  
**To:** Cyran Anne  
**Cc:** [REDACTED]  
**Subject:** Zoning Hearing Port Royal Racquet Club Property  
**Date:** Monday, February 16, 2015 12:53:39 PM

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Dear Ms Cyran,

I am writing to express my concern for the proposed change in zoning and potential redevelopment for the Port Royal Racquet Club property. By way of introduction, I am a Hilton Head property owner (Beckenham) and a recently retired partner in a major architectural firm that has done a number of commercial projects at Hilton Head over the years. My company has also owned residential property on the island. My 30 years of familiarity with the Island and with real estate development provides me with a balanced perspective on this proposed rezoning plan.

You have received official communication from the Beckenham/Devonshire Board of Directors which outlines the concern and objections of the property owners. I agree with all of the points and suggestions raised in that letter. I would like to add my additional comments:

\* The fact that ingress and egress through Port Royal Village area appears to be via a private road poses serious concern for safety to pedestrians, bikers and vehicles that currently pass through the area. Maintenance of the thoroughfare has been a dicey and neglected issue, resulting from past short sighted decisions on development. This new potential development will surely push safety concern to a tipping point. In addition, the area already provides inadequate access to fire and other emergency service. New development will compound this problem.

\* Density of population can be a positive thing if plans include adequate buffers and outdoor common space. In my opinion, these concerns were overlooked in the past with the timeshare developments that were added. The only thing that made these palatable and not overly harmful to the quality of the community was the existence of the open space provide by the tennis facility. Adding increased density to this area flies in the face of the historic efforts by the Island's leadership to maintain quality of life for its residents and visitors. I have witnessed the great vigor that goes into meeting the requirements for commercial development and for such detail items as arbor preservation. At the "Big Picture" level, I believe it is obvious the dense development of this property is potentially harmful on a number of levels - regardless of detail concerns.

\* I recognize that redevelopment of the Tennis facility presents numerous financial incentives for the owners and for the "potential" increase in tax base to the Town. However, as you are well aware, the values of all properties in the area have dropped considerably and are nowhere near a reasonable level of recovery. This new level of density will significantly change the appeal of Port Royal Village which will harm existing values and further hamper recovery.

I urge the Town of Hilton Head to evaluate this proposed change with vigor and with consideration of the concerns of the existing owners. If nothing else, search for creative solutions to the conflicting needs of all of us affected by development of this large 8.4 acre site.

Thank you for considering these comments.

James L. McGarry  
103 Beckenham  
Hilton Head  
jmcgarry@littleonline.com  
704-604-8804

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [hhiweb](#)  
**To:** [Cyrán Anne](#)  
**Subject:** Public Comment Submitted  
**Date:** Wednesday, February 18, 2015 8:50:42 AM

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ZA-91-2015 Port Royal Racquet Club

I have been an owner at the Island Club for many years and love the residential feel of the resort and the north side of the island. I do not like that with the addition of more condo units will make our stretch of the beach around the port royal/island club area more crowded. I made my purchase decision on this side of HHI largely because I did not like the high density of people on the south side of the island. One of the nice parts of the Folly Field community is that is a historic part of the island and a reminder of how HHI use to be 30 years ago. I grew up on this beach and while I know I cannot stop all "progress" it is nice to have fewer people and maintain the historical character of this community. Please consider this in your decision. Thank you.

Dr. Jason McGibony  
702 Anna Way, Statesboro, Ga 30458  
912-678-2136  
mcgibony@frontiernet.net

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

*William D. & Judith A. McGrath*  
#208, Village House  
3 Wimbledon Court, Hilton Head Island, S.C. 29928  
(843) 681-6276

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

February 12, 2015

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As the owner of #208 Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I have concerns with Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club area available for redevelopment. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by this roadway.

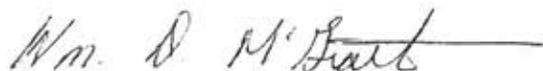
It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, frequently driving in and out of the area, plus all of the support vehicles required, the new vehicle count could easily top 10,000 or more per year. Obviously, this would make our situation untenable and have a substantially adverse effect on my property value and the ability of Wimbledon Court roadway to withstand the rigors of such traffic volume.

It is my belief that the only way this Zoning change should be considered for approval, would be with a requirement for a new entrance off of Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, I would not support an entry from Folly Field Road, solely for the use of the new development.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. Currently there are at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who restrict their use to family vacations.

Thank you for giving me the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Respectfully submitted, William McGrath



ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [REDACTED]  
**To:** [Cyrán Anne](#)  
**Subject:** Zoning Map Amendment Application of Heritage Golf Port Royal - 18 Feb 2015 Meeting  
**Date:** Saturday, February 14, 2015 7:46:46 PM

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Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As a homeowner of #105 Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am against the proposed zoning map amendment seeking to rezone the Port Royal Racquet Club property from the Planned Development Mixed-Use (PD-1) under the Port Royal Plantation and Surrounds Master Plan to the Resort Development (RD) District. It is my understanding that up to 120 new timeshare units are being proposed for this site. In my opinion, the Port Royal Tennis Village area is already overcrowded and increasing the density of this area could only negatively impact the local owners and vacationers.

I urge the Town's Planning Commission to reject the proposed rezoning of the Port Royal Racquet Club to a Resort Development (RD) District.

Thank you for giving me an opportunity to comment on this Zoning change. I trust that the Town of Hilton Head will consider not only the benefits of redeveloping the recreational facility but also consider protecting the Hilton Head Vacation Experience by preventing the increased density of this area of Hilton Head Island.

Sincerely,

Patrick M. McGrath  
610-283-0417

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [hhiweb](#)  
**To:** [Cyril Anne](#)  
**Subject:** Public Comment Submitted  
**Date:** Tuesday, February 17, 2015 7:53:54 PM

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ZA-91-2015 Port Royal Racquet Club

I am adamantly opposed to the rezoning of the Port Royal Property.

Karen McNealy  
Island Club Neptune

Ms. Anne Cyran

Senior Planner

Town of Hilton Head Island

February 11, 2015

Dear Ms. Cyran,

Although the plans for the development of the Port Royal Racquet Club property seem very advanced and this letter may be an exercise in futility, I would like to express my grave reservations about the project. We bought our villa in 2010 and selected this particular unit because the tennis courts are literally at our back door. To remove them will greatly distort the whole atmosphere around our unit, but I know you are not concerned about one person's view.

As I look at the proposals, I am very concerned by the density that is being proposed for the project. I agree with our neighbors from Fiddler's Cove that allowing the highest density and building height will mean that the owners will do everything in their power to keep searching for a buyer to maximize their sale price because they will build to these capacities or they will consider themselves failures in the sale. There are municipal ordinances that speak to both the environmental and architectural integrity of new developments. Our villas and those of Ocean Palms, which border the parking lot and tennis courts, are all two-story buildings. Something built to 75 feet high does not respect the architectural integrity of the buildings which surround it. I would also hope that the municipal codes are followed as to the protection of green space and trees within this area. There is plenty of space where the tennis courts, parking lot and the clubhouse are situated that it should not be necessary to take down trees as well.

As I see all these plans and wonder how come I did not know anything about this until I received a letter last Thursday, I feel like I may be a fish swimming against the current. While I would speak against this zoning change, I realize that this is probably a useless battle. Nevertheless I would ask you to consider some changes in the zoning change proposal:

- 1) I have been told that there is no buyer at the moment. Would it be possible to sit with representatives of all the owners impacted by this to see if there is a possibility of working together so that this is not an "us versus them" project, but one in which we can all feel like we have been heard and contributed to the plan?
- 2) 16 units per acre is excessive, considering the buildings that border the racquet club property. This is tied to the 75 foot height permission. I would ask that you consider a reduction in both of these numbers so that the new project will seem to be better integrated into its surroundings.
- 3) Respect the municipal codes about the removal of trees and the protection of green space.
- 4) Assure that residents still have at least a pedestrian passage on Folly Field Rd. to Sparkleberry Ln and Islander's Beach Park.

I understand that the Heritage Corp. needs to sell property to be able to realize its goal of building new courts and health and fitness centers. While it would seem to me to be much more efficient and

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

affordable to build the health and fitness centers onto the present racquet club clubhouse, it seems that their vision is to bring everything onto the golf course property to create a campus. They obviously know their mind better than I do. I would just ask that you consider the aesthetics of the property and how it will form a unity with what is already there.

Thank you for your consideration.

Sincerely yours,

Donald J. Nevins, Owner

Crown Reef 103

14 Wimbledon Ct.

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As a homeowner of #204 Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club available for redevelopment. However, I am very concerned about the impact this change could create for our neighborhood. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by the limited infrastructure.

It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year. Obviously, this would make our situation untenable and have a substantial adverse affect on our property values.

If this Zoning change is considered for approval, we would hope that, at a minimum, a new entrance would be established from Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, we would not support an entry from Folly Field Road, solely for the use of the new development.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. We currently have at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who restrict their use to family vacations.

Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Sincerely,

  
G. Norman Nicholson  

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WILLIAM C. CLARK  
Certified Family Court Mediator  
Certified Circuit Court Mediator  
Certified Circuit Court Arbitrator  
Member, Multi-Million Dollar Advocates Forum



ROBERT E. STEVENS  
Certified Family Court Mediator  
Admitted to Practice in SC & NY  
Fellow, American Academy  
of Matrimonial Lawyers

February 16, 2015

VIA E-MAIL: [annec@hiltonheadislandsc.gov](mailto:annec@hiltonheadislandsc.gov)

Ms. Anne Cyran, AICP  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

Dear Ms. Cyran:

Please be advised that I represent the Ocean Palms Owners' Association. They have asked me to respond to a zoning request application by Chester C. Williams on behalf of Heritage Golf Port Royal, LLC related to an 8.4 acre tract located in Port Royal Plantation.

Having reviewed that application and staff report zoning map amendment the Board of Directors for Ocean Palms has requested that I provide their response to said application and to advise you that I will be present along with other representatives of Ocean Palms at the meeting scheduled for February 18, 2015 at 3:00 p.m.

As I understand it, notification has been provided to the HOA Board of Directors on behalf of all of the owners of units in Ocean Palms. I further understand that it is common procedure for notification to be provided to the homeowners association rather than any interval owners but in this situation the tax rolls indicate that the common property at Ocean Palms is owned by Blue Water Investments. Blue Water Investments has not been involved in Ocean Palms in a number of years. While the homeowners association represents all owners' interest in common property at Ocean Palms, the HOA does not necessarily represent any owner's interest as it relates to their individual interval ownership of a unit. Due to the need of the Board of Directors to provide notification of this application and upcoming meeting to the individual owners in each of the units, lack of sufficient notice to the HOA has presented a difficulty in achieving this goal. Therefore, there may be owners who would like to attend or need to attend who will not have sufficient notification to either respond to the application or to attend the meeting.

Ms. Anne Cyran, AICP  
Town of Hilton Head Island  
February 16, 2015  
Page Two

Additionally, one of the amenities that Ocean Palms owners acquired when they bought their interest in Ocean Palms was the use of the tennis facility in its present location. They are now being told that access to that tennis facility is going to change and that the property will go from a recreational use to a high density residential use. Both the Board and we believe individual owners; take the position that this would impair the value of Ocean Palms and other surrounding residential properties.

The proposed zoning density application if approved will more than double what is presently in place with the surrounding properties and will be a detriment to these surrounding properties. With the exception of the Westin Hotel, the surrounding area is all residential.

The zoning application amendment states that its purpose is to rezone the land to support the successful sale of the property and to provide capital for a new tennis facility at another location. There are repeated references in the staff recommendations indicating that the rezoning is being done to enhance the sale and development of the property. It is our position that proper zoning is for the best use of the land and not for economical benefit. The permitted uses in an RD district other than residential would be detrimental to the surrounding properties. Another concern is that Ocean Palms owners would lose direct access to Folly Field Road and to the beach. Lastly, but of great concern is the possible environmental impact, especially to protect a species of wildlife, that this proposed plan may cause on the bird sanctuary pond adjacent to the site in question.

Over the years, this association, as well as others, has paid significant sums to Heritage for the use and upkeep of the tennis facilities. We are now being told the facilities should be torn down and moved elsewhere because they are in disrepair. What were our payments used for?

The Board of Directors of Ocean Palms, which represents close to 500 property owners, strongly opposes the Heritage plan to add additional residential development in Port Royal Village.

The Heritage plan to build transient, high-density residential units on the tennis court property would create numerous public safety issues. The traffic congestion on Wimbelton Court, a privately maintained road, is primarily used by walkers, bicyclists, and families with young children walking to the beach. This congestion would be taxing on all the neighboring properties and homeowners, and would detract from the

Ms. Anne Cyran, AICP  
Town of Hilton Head Island  
February 16, 2015  
Page Three

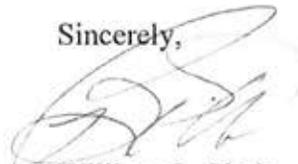
island character of the neighborhood which is the reason why many owners purchased their properties in Port Royal Village. With the increased traffic, comes an increase in traffic accidents which in this community are likely to be accidents involving pedestrians and more likely to cause serious injury and death. Additionally, a constant influx of transient persons coming and going puts all residents at risk for crime. It is no secret that with increased transient populations comes increases in crimes from vehicle break-ins, to burglaries, robberies and rape. As you know, the increased crime rate will stress the police, the hospitals and other public safety departments of the town. The current Home Owners' Associations are not financially equipped to up-grade their security equipment which would become necessary if the town allows the Heritage plan to move forward. Also, the Heritage plan would create problems of additional litter, garbage-removal, and environmental pollution to the neighborhood.

The bottom line is that the Board of Directors on behalf of the Association objects to the zoning change for the reasons set forth above. Additionally, the Board would request that the Town postpone the scheduled meeting until the Board can be assured that all owners in Ocean Palms have been given proper notification and an opportunity to respond.

If the Town of Hilton Head wants to maintain their good reputation of beauty, cleanliness and safety, there is no choice except to deny the Heritage application for over-building in the Port Royal Village neighborhood.

Thanking you in advance for your time and consideration of this matter and with warmest personal regards, I remain

Sincerely,



William C. Clark

WCC/da

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [Phil Panzeca](#)  
**To:** [Cyrán Anne](#)  
**Subject:** [GRAYMAIL] Re: ZA-91-2015 Port Royal Racquet Club - Public Meeting Schedule  
**Date:** Friday, February 13, 2015 4:26:39 PM

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Hi Anne,

I am an owner and president of the home owners association at Crown Reef. I have been so since the property was developed. I have spoke to many of the board members and owners of Crown Reef since we received notice of the proposed zoning change just last week. The property in question is literally right in our back yard. One of the main reasons we bought here was because of the tennis courts and green space behind our property. Crown Reef is strongly opposed to any zoning change to this piece of land. I do not believe it is good for the area for many different reasons. I also do not believe the town has given the people that live and own here enough notice to voice their opinions or have their say.

Sincerely  
Phil Panzeca

President  
Crown Reef Owners Association



February 13, 2014

Teri Lewis, LMO Official  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Heritage Rezoning Applications ZA-89-2015 and ZA-91-2015

Teri:

The Association of Landowners of Port Royal Plantation is not prepared to make a comment on the rezoning applications listed above at this time. We are in the process of clarifying our concerns with Heritage Golf Group, LLC. We are expected to have further information no later the close of business Monday, February 16, 2015. Based on the information, I believe we are still within the 14 day written response period provided to submit a written notice. As previously communicated verbally, the Association has some serious concerns to the rezoning of the parcel currently being used as tennis court and listed a "Recreation" and further major concerns with rezoning of the parcel listed as "Golf Course" which is the Port Royal Club, driving range and Planters Row holes #1 and #18.

If you have any questions, please contact me.

Sincerely,

Lance Pyle, PCAM  
General Manager



February 16, 2014

Teri Lewis, LMO Official  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Heritage Rezoning Applications ZA-89-2015 and ZA-91-2015

Teri:

The Association of Landowners of Port Royal Plantation has been working diligently to meet the Towns requirements and provide a detailed a response. The Board of Directors have reviewed and discussed the two (2) proposed rezoning applications submitted by Heritage Golf Group, LLC. listed above. The Board members also see merit in the relocation of the tennis courts and the addition of fitness and wellness as noted in the application. However, there are serious concerns shared by the Board members, landowners and neighboring communities with the applications as submitted in relation to the PD-1 Port Royal Plantation and Surrounds.

The master plan is comprised of not only the Heritage Golf Group, LLC. property but several multi use properties with defined densities and the Association of Landowners of Port Royal Planation which makes up the largest portion of the Master Plan. In addition, most of the roads or all but one is owned by the Association.

**ZA-91-2015 Rezoningthe 8.4 acres 15 Wimbledon Court requested change "PD -1 Recreation" to "RD"**  
While the request to remove the parcel (tennis courts) from the PD-1 designation to a RD designation would give it a higher market value we believe this presents some challenges:

- Traffic issues are the biggest concern at two key locations; the light at US 278 and Coggins Point Road and the left hand turn at Coggins Point Road and Grasslawn. We believe the additional development, without consideration to the Association's traffic concerns, will have a negative impact on the Community and access for Port Royal Landowners. If the property is zoned RD and removed from the PD, the application notes access would be from Folly Field Road. In addition, the traffic study shows all access using US 278 to Folly Field Road. We understand that there may be some residual traffic using the Association private roads (Coggins Point, Club House and Grasslawn) and Wimbledon Court but this would be after they have accessed the property using Folly Road which minimizes the traffic on Coggins Point Road. According to the Staff notes (pg. 6), Conclusion 8. the existing road being Folly Field Road could handle the additional capacity to accommodate the density. The Association would agree if this was the only point of access. The current address is 15 Wimbledon Court with the current primary access using Coggins Point Road to Clubhouse Drive to Grasslawn Ave to Wimbledon Court. As noted the intersection of US 278 and Coggins Point Road is now being used by the entities already in the master plan. The Association believes the additional density would have a negative impact on the Association. The Association has obtained written confirmation that

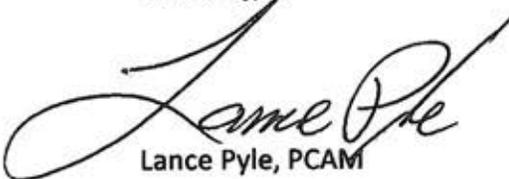
Heritage Golf LLC. will provide a deed restrictive covenant to prohibit access to Wimbledon Court. The Association would also request that if the Planning Commission is basing their decision on the proposed application that shows Folly Field Road as the primary access that the Planning Commission include in their recommendation to Town Council that the parcel be given a Folly Field Road address. In conjunction with the Deed Restriction and by changing the physical address this would remove the parcel from the Plan Development eliminating future confusion.

**ZA-89-2015 Rezoning within the PD-1 Master Plan "Golf Course" to "Commercial, Recreational"**

Port Royal Plantation is encouraged with the concept of a fitness/wellness center with the relocation of tennis courts. However, we have the following concerns:

- The Association is concerned with the rezoning of the parcel as it includes more than just the club area (clubhouse, pro-shop and administration offices with the proposed changes). The parcel also includes Planter Row Golf hole #1 and #18 and the driving range. The rezoning not only affects the areas noted but the entire parcel. Heritage has provided the Association with written documentation to add a deed restriction which limits vertical constructions on #18.
- The rezoning should be specific to the functions located at the property and not "Commercial, Recreational". The Staff report recommends changing the permitted use on the property to Golf Course, Golf Clubhouse, Golf Pro Shop, Tennis Courts, Tennis Pro Shop, Fitness and Wellness, locker rooms and administrative offices with increased assigned density of the property to 12,500 square feet of Administrative office use. Based on the application the new proposed Administration Office is 9,500 but the Staff report shows 12,500 as part of their recommendation. Although, the application notes "Commercial / Recreational" as the rezoning change it is unclear in the recommendation if the application was turned down or amended. The Association would support the staff notes to specifically identify the use on the property and the accurate Administration office space square footage without an open end use such as Commercial / Recreational.

Sincerely,



Lance Pyle, PCAM  
General Manager

**ROYAL DUNES OWNERS ASSOCIATION, INC**  
**8 Wimbledon Court**  
**Hilton Head Island, South Carolina 29928**

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**SENT BY EMAIL**

February 12, 2015

Ms. Anne Cyran, Senior Planner  
Town of Hilton Head Island Planning Staff  
One Town Center Court  
Hilton Head Island, South Carolina 29928

RE: Zoning Map Amendment Application No. ZA-000091-2015

Dear Ms. Cyran:

This letter is provided by the Board of Directors of the Royal Dunes Resort Home Owners Association to set forth our concerns relative to the proposed relocation of the Port Royal Racquet Club facility and the related change in the zoning of the property upon which the Port Royal Racquet Club facility is currently located. Our resort has 2,896 unit weeks with an average yearly occupancy of 85% and 98% in the summer months. Our primary concerns are as follows.

Although no information has been provided as to the planned future use of the property which the Port Royal Racquet Club currently occupies, it is clear that the requested change in the zoning of this property from Planned Development Mixed Use (PD-1) to Resort Development (RD) is to make it available for various possible uses, all of which would result in both an increased population density of the area and related increased vehicular traffic.

Port Royal Village already has a high population density and development of the additional 8.40 acres will most certainly increase this problem. Wimbledon Court, the only street serving the Port Royal Village, in addition to being used as a street for vehicular traffic also serves as the sidewalk for pedestrians and as the pathway for bicycles. It is the opinion of our Board of Directors that the additional vehicular traffic generated by the development of this property will create a substantial safety risk to area residents.

The decision of some of our owners to purchase timeshare unit weeks at the Royal Dunes Resort was significantly influenced by the close proximity of the Port Royal Racquet Club facility. Most certainly these owners will feel that the value of their timeshare unit weeks has been negatively impacted by the relocation of this excellent tennis facility to a more distant location. The development of this property for commercial uses will certainly make them feel as if they were forced to take a loss so others could reap profits.

For the reasons herein set forth it is requested that the change in the zoning for the property in question from Planned Development Mixed Use (PD-1) to Resort Development (RD) be denied. In the alternative it is requested that the change in zoning be held in abeyance until a more comprehensive development plan is completed and provided to the impacted parties so that resulting concerns can be more clearly identified and addressed. Your favorable consideration of this request will be appreciated.

Respectfully,

Signed: Karl E. Meurlot  
Association Secretary

FEBRUARY 11, 2015

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

As a homeowner of #310 Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club available for redevelopment. However, I am very concerned about the impact this change could create for our neighborhood. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by the limited infrastructure.

It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year. Obviously, this would make our situation untenable and have a substantial adverse affect on our property values.

If this Zoning change is considered for approval, we would hope that, at a minimum, a new entrance would be established from Folly Field Road to service not only this new development, but all of the multi-owner timeshare projects in the southern two-thirds of Port Royal Tennis Village. The ideal location for this new entrance could be located at the gate entrance to the Racquet Club. This entrance is currently used at times of peak activity, not only for the Racquet Club, but also as a service entrance whenever heavy trucks and equipment are required for improvements to the area. Therefore, we would not support an entry from Folly Field Road, solely for the use of the new development.

Village House villas are individually owned, and primarily owner occupied, with less than half of its villas available for short term rentals. We currently have at least 12 full time residents in our building and many others who are either part-time seasonal residents, or owners who restrict their use to family vacations.

Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Sincerely,  
MYRA + JOSEPH SALZ  
SALZ FAMILY TRUST  
25 Pebble Beach Blvd  
JACKSON, N.J. 08527  


ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [hhiweb](#)  
**To:** [Cyrán Anne](#)  
**Subject:** Public Comment Submitted  
**Date:** Wednesday, February 18, 2015 10:59:19 AM

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### ZA-91-2015 Port Royal Racquet Club

The proposal will increase the building and population density and not be in keeping with vision of the LMO to maintain as much green space as possible without impacting viability. The PRP Master Plan is already not at the required percentage of green space and this action would result in its being even farther out of compliance

Judith M Shade  
1 Fairway Winds Pl  
843-681-5544  
[shade@hargray.com](mailto:shade@hargray.com)

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [Robin Smucker](#)  
**To:** [Cyrán Anne](#)  
**Cc:** [Chris Abbott](#)  
**Subject:** Re: RE: Letter Received Today From Law Office of Chester C. Williams  
**Date:** Wednesday, February 04, 2015 9:19:24 PM

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As a owner at Fiddlers Cove I am hoping that the view remains the same around the lagoon for balance of wildlife. It appears from the wildlife eyes they would feel the we have already taken to much of there land. Perserve the things we all love and choose to move here for. If we wanted Myrtle beach or Florida we would of moved to these places.

Robin Smucker  
Fiddlers Cove  
[Sent from Yahoo Mail on Android](#)

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

Ms. Anne Cyran  
Senior Planner  
Town of Hilton Head Island  
One Town Center Court  
Hilton Head Island, SC 29928

RE: Zoning Map Amendment Application of Heritage Golf Port Royal, LLC for 8.4 Acres, Port Royal Racquet Club; Zoning Map Application No. ZA-000091-2015-Our File No. 01732-001

Dear Ms. Cyran:

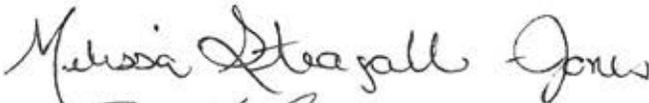
As a homeowner of #303 Village House, 3 Wimbledon Court, within the Port Royal Tennis Village, I am generally supportive of Heritage Golf's concepts of improving the facilities located on the Clubhouse grounds, while making the Port Royal Racquet Club available for redevelopment. However, I am very concerned about the impact this change could create for our neighborhood. In particular, the automobile, bus, van and maintenance vehicle traffic on Wimbledon Court is already too heavy to be supported by the limited infrastructure.

It is our understanding that up to 120 new timeshare units are being proposed for this site. Over the course of a year that could represent as many as 6,000 additional families using our one, inadequate road. When you consider that many of these families may travel with more than one vehicle, plus all of the support vehicles required, the new vehicle count could easily top 10,000 per year. Obviously, this would make our situation untenable and have a substantial adverse affect on our property values.

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Thank you for giving us the opportunity to comment on this Zoning change. We trust that the Town of Hilton Head will consider not only the benefits of redeveloping an aging recreational facility, but also protecting the market values and safety of existing homeowners.

Sincerely,


ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

Judge Lewis W Wetzel and Veronica Wetzel  
5 Newberry Estate  
Dallas, PA 18612  
570-675-4999 fax 570-674-5996

February 11, 2015

Ms. Anne Cyran  
Town Planning  
One Town Center Court  
Hilton Head, SC 29928

RE: Re-zoning request of Heritage Golf Port Royal  
Zoning Map Application ZA-000091-2015

Dear Ms. Cyran,

We are owners of 308 Village House, 3 Wimbledon Court which is located within the Port Royal Tennis Village and will be greatly affected by the change in zoning usage of the Port Royal Tennis Center. We realize this property is a very valuable asset for development, since it is so close to the ocean and our tiny complex of townhomes will not be able to stand in the way of "progress".

We hope you will consider our greatest concern and be able to mitigate it. TRAFFIC. Presently, the private road leading to our complex from Grasslawn Avenue is being maintained by our small community, right to the border of our lands. As each new timeshare complex has been developed along our road, Wimbledon Court, the usage has caused more damage to the infrastructure. Port Royal Tennis Village has to bear the financial burden of its repair, alone.

We ask that a new access road be created, leading from Folly Field Road through the existing gates of the Tennis Center that will service the new development as well as the existing timeshare complexes of Ocean Palms and Royal Dunes. Please consider making our private road, Wimbledon Court, only accessible to Port Royal Tennis Village by allowing us to arrange an attractive planting of bushes along the border of our property, effectively creating a dead end to the Wimbledon Court street.

We appreciate your efforts in making Hilton Head a wonderful place for all of us to live and hope that you consider our request in finalizing your decision. Thank you.

Very truly yours,

Lew and Veronica Wetzel

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [Winter Sonia](#)  
**To:** [Cyran Anne](#)  
**Subject:** Beckenham & Devonshire Planning Commission Hearing  
**Date:** Sunday, February 15, 2015 7:39:48 AM

---

Hilton Head Island Planning Commission

Anne Cyran  
Senior Planner with the Town of Hilton Head Island

Dear Mrs Cyran,

It was with great dismay that I learned the Town of Hilton Head is considering rezoning the Port Royal Raquet Club to allow further development and the construction of more than 100 new timeshare units. As the homeowner of several years standing of a villa in the Beckenham/Devonshire community in Port Royal Tennis Village, I already pay taxes that exceed the current value of my property. Further degradation of our environment with increased density, road traffic and overpopulation of short-term holiday makers will inevitably further reduce home values. I thus register my objection to re-zoning and strongly urge you to take into consideration all factors, not merely the prospect of immediate commercial gain.

I would hate to see Port Royal Village or any part of Hilton Head Island go the way of Fort Myers Beach and other over-commercialized parts of the Florida coast, which have resulted in loss of wildlife and loss of long-term residents. Instead of a community with vested interest in preserving the beauty of the environment, Fort Myers Beach is now a tourist nightmare and even European travel agencies have crossed it off their list. I have been coming to Hilton Head for more than 10 years, first as a renter and now to my own home where I spend 3 to 5 months a year. During this time, I have observed a significant increase in road traffic, and a perceptible decline in the bird population, among other things. I am all for progress and any change for the better. But adding more timeshare capacity when we already have existing timeshares that are not utilized and empty condos for which there are no renters in the Village, not to speak of the Marriott across the road and the Westin Hotel, raises a lot of questions and certainly calls for a well-founded explanation of cause and consequence that can stand up to public scrutiny.  
Please vote against the proposal.

Yours sincerely,  
Sonia Winter, unit 115B

ZA-91-2015, Port Royal Racquet Club  
Staff Report - Attachment F

**From:** [hhiweb](#)  
**To:** [Cyrán Anne](#)  
**Subject:** Public Comment Submitted  
**Date:** Tuesday, February 17, 2015 11:02:35 AM

---

ZA-91-2015 Port Royal Racquet Club

This could significantly change our quaint Folly Field area. It would increase traffic flow in this area which already is a race track by some. How would they access the Beach..... Islanders beach? Where would the entrance be? Folly Field? Port Royal? Not a great choice for more condo's/townhouses. I say no to the development and keep the tennis courts where they are. These courts are always used for the tennis community. My vote is NO, do not change the zoning.

john zink  
72 Folly Field Road  
843-298-0595  
shawn.zink@gmail.com

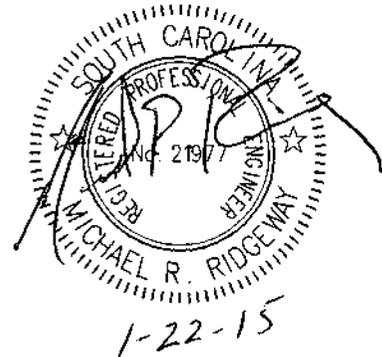
# **TRAFFIC IMPACT AND ACCESS STUDY**

**PROPOSED INTERVAL OCCUPANCY or TOWNHOME UNITS  
FOLLY FIELD ROAD: PORT ROYAL RACQUET CLUB COMPLEX  
TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA**

*Prepared for:*

**CHESTER C. WILLIAMS, LLC  
Town of Hilton Head Island, SC**

**Submitted  
January 2015**



*Prepared by:*

**SRS Engineering, Inc.  
801 Mohawk Drive  
West Columbia, SC 29169**



January 22, 2015

SRS Engineering, LLC  
801 Mohawk Drive  
West Columbia, SC 29169

Mr. Chet Williams  
Chester C. Williams, LLC  
17 Executive Park Road, Suite 2  
Hilton Head Island, SC 29938-6028

**Email:** firm@ccwlaw.net  
**Phone:** 843 842 5411

**RE: Traffic Impact and Access Study  
Port Royal Racquet Club Redevelopment- Folly Field Road  
134 Interval Occupancy or Townhome Units  
Hilton Head Island, SC**

Dear Chet:

As requested, SRS Engineering, LLC (SRS) has completed an assessment of the traffic impacts associated with the re-development of the Port Royal Racquet Club located along Folly Field Road in order to remove 14 existing tennis courts and construct either a 134 interval occupancy unit complex or a 134 condominium/townhome complex in place of the tennis court facilities. This study addresses this project under the current Land Management Ordinance (LMO) of the Town of Hilton Head Island by following the guidelines and parameters as required. The following provides a summary of this study's findings.

## **PROJECT DESCRIPTION**

The project site is generally located along Folly Field Road at the existing Port Royal Racquet Club. **Figure 1** (Figures follow this report) depicts the site location in relation the local roadway network. The project proposal is to demo/remove the existing 14 tennis courts at the facility and re-develop in their place either a complex containing 134 interval occupancy units, **or** 134 multi-family (condo/townhome) units.

Access to/from the Port Royal Racquet Club complex is currently provided to/from Wimbledon Court which connects to either Folly Field Road to the southwest and South Port Royal Drive to the northeast. A gated access is provided directly to Folly Field Road; however this access is not operational. Under the future development plan, access is planned to/from Folly Field Road which in turn provides more of a regional access to/from US 278 Business (William Hilton Parkway) via a signalized intersection which is the defined study area for this project report (US 278B at Folly Field Road/Mathews Drive). A copy of the most recent site plan is provided as **Figure 2**. As scheduled, the site is projected to be constructed and operational by Year 2017.

## **EXISTING CONDITIONS**

The LMO mandates the use of summer seasonal (June) traffic volume information when analyzing the potential impact of a development project on the defined roadway network. In accordance with Town staff, the intersection of US 278 at Folly Field Road has been identified by staff in order to determine project impact on the surrounding roadway network.

**Figure 3** illustrates the existing geometrics and traffic control for the study area intersection and surrounding roadways.

### **Traffic Volumes**

In order to determine the existing traffic volume flow patterns within the study area, weekday morning (7:00-9:00 AM) and evening (4:00-6:00 PM) peak period turning movement specific count data has been provided by Town staff which reflect the 45<sup>th</sup> highest day of the year traffic volumes. Town staff has provided the most recent 2014 count data for use in this report. This data; typically collected during the second week in June; reflects seasonal traffic volume conditions. **Figure 4** graphically depicts the representative 2014 Existing AM and PM peak-hour traffic volumes for the study area intersection of US 278 at Folly Field Road/Mathews Drive.

## **FUTURE CONDITIONS**

Traffic analyses for future conditions have been conducted for two separate scenarios: first, 2017 No-Build conditions, which include an annual normal growth in traffic, all pertinent background development traffic, and any pertinent planned roadway/intersection improvements; and secondly, 2017 Build conditions, which account for all No-Build conditions PLUS traffic generated by the proposed development.

### **No-Build Traffic Conditions**

#### **Background Development**

Based on discussions with Town staff, at this time there are no approved development projects in the immediate area of the project which will affect traffic volumes. It should be noted however that an associated development along Coggins Point Road (located with the Port Royal Racquet Club) has had a study prepared which addresses the construction of nine tennis courts and Wellness Center/office space building. These facilities along Coggins Point Road are intended to replace the 14 tennis courts that will be removed as part of this re-development project. For completeness, this report accounts for traffic anticipated by this adjacent development as it pertains to expected traffic loadings along US 278B.

#### **Annual Growth Rate**

Based on the projection year of 2017, a 1-percent annual growth rate has been utilized to project future conditions. This growth rate has been developed based on historical traffic counts provided by staff and subsequently approved by Town staff for use in this report. The anticipated 2017 No-Build AM and PM peak-hour traffic volumes, which reflect the annual 1-percent growth rate, are shown in **Figure 5**.

#### **Planned Roadway Improvements**

No planned roadway improvement projects are currently planned for the project study area.

**Site-Generated Traffic**

Traffic volumes expected to be generated by the proposed project were forecasted using the Ninth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. Since this project will be developed to contain either interval occupancy units OR condos/townhomes, both land uses have been used and the greater will be analyzed. Additionally, since tennis court facilities will be removed, trip generation estimates for this land use has also been completed. For this project, Land-Use Codes #265, 230 & 490 have been used to estimate the specific site-generated traffic for either the interval units or condo/townhomes as well as the tennis courts (to be removed). **Table 1** depicts the resulting anticipated site-generated traffic for these three land-uses.

**Table 1**  
**PROJECT TRIP GENERATION<sup>1</sup>**  
*Port Royal Racquet Club Redevelopment*

<b>Time Period</b>	<b>134 Interval Occupancy Units</b>	<b>or (a)</b>	<b>134 Condominium, Townhome Units</b>	<b>14 Tennis Courts (To be Removed) (b)</b>
<b>Weekday Daily</b>	1,350		830	430
<b>AM Peak-Hour</b>				
Enter	14		11	10
Exit	<u>50</u>		<u>54</u>	<u>13</u>
Total	64		65	23
<b>PM Peak-Hour</b>				
Enter	66		51	31
Exit	<u>35</u>		<u>25</u>	<u>23</u>
Total	101		76	54

1. ITE Trip Generation manual, Ninth Edition, LUC's 265, 230 & 490.

As shown, by the above table, the 134 interval occupancy units are expected to generate 1,350 two-way vehicular trips on a weekday daily basis, of which a total of 64 trips (14 entering, 50 exiting) can be expected during the AM peak-hour. During the PM peak-hour, 101 trips (66 entering, 35 exiting) can be expected. Trips expected by the interval occupancy units are greater than that as could be expected by the 134 condos/townhomes (also shown in column a). Based on this, for purposes of this report, the volume of traffic expected by the 134 interval occupancy units has been used for analytical purposes.

Also shown in Table 1 is the volume expected to be removed due to the removal of the 14 tennis courts. During the peak hours, a total of 23 vehicles (10 entering and 13 exiting) during the AM peak hour and 54 vehicles (31 entering and 23 exiting) are expected to be removed from the study area. Once credited against the traffic generation expected by the 134 interval units, this project could be expected to generate 920 new daily trips (1,350-430=920) of which a total of 41 new trips (4 entering, 37 exiting) can be expected during the AM peak-hour. During the PM peak-hour, 47 new trips (35 entering, 12 exiting) can be expected. As shown here, the net increase in traffic is expected to be less than 100 trips during either the AM or PM peak hour periods.

It should be noted however, that in order to maintain a conservative analysis framework for this report, the “credit” of the removed 14 tennis courts has not been accounted for in the future site-generated traffic projections; as such the full traffic generation as shown under column a (134 interval occupancy units) has been used without a reduction.

## **Distribution Pattern**

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing and projected travel patterns within the study area and is shown in **Table 2**.

**Table 2**  
**TRIP DISTRIBUTION PATTERN**  
*Port Royal Racquet Club Redevelopment*

<b>Roadways</b>	<b>Direction To/From</b>	<b>Percent Enter / Exit</b>
US 278	East	25
	West	50
Mathews Drive	West	25
	<b>Total</b>	<b>100</b>

Note: Based on the existing traffic patterns.

This distribution pattern has been applied to the site-generated traffic volumes from Table 1 (134 interval occupancy units) to develop the site-generated specific volumes for the study area intersection illustrated in **Figure 6**. It should be noted that even though the project is located within over-all Port Royal Golf & Racquet Club, **NO** percentage of traffic has been assumed to be internal of the facility due to the fact that these are interval residential units and not an amenity to the over-all resort.

## **Build Traffic Conditions**

The site-generated traffic, as depicted in Figure 6, has been added to the respective No-Build traffic volumes shown in Figure 5. This process results in the peak-hour Build traffic volumes, which are graphically depicted in **Figure 7**. These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

## **TRAFFIC OPERATIONS**

### **Analysis Methodology**

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst. The Town's LMO states that for a signalized intersection, the following must be met:

*"The average total delay in seconds per vehicle for each signalized intersection does not exceed 55.0 seconds during the peak hour for an average June weekday; and*

*The volume-to-capacity (V/C) ratio for each signalized intersection does not exceed 0.90 during the peak hour for an average June weekday."*

It should be noted that the signal timing and phasing for the study area intersection is based on information provided by Town staff which reflect the Town’s traffic signal system along US 278B.

**Analysis Results**

As part of this traffic study, capacity analyses have been performed at study area intersections under both Existing and Future (No-Build & Build) conditions. The results of these analyses are summarized in **Table 3**.

**Table 3**  
**LEVEL-OF-SERVICE SUMMARY**  
**Port Royal Racquet Club Redevelopment**

<b>Signalized Intersection</b>	<b>Time Period</b>	<b>2014 EXISTING</b>			<b>2017 NO-BUILD</b>			<b>2017 BUILD</b>		
		<b>V/C<sup>a</sup></b>	<b>Delay<sup>b</sup></b>	<b>LOS<sup>c</sup></b>	<b>V/C</b>	<b>Delay</b>	<b>LOS</b>	<b>V/C</b>	<b>Delay</b>	<b>LOS</b>
William Hilton Parkway (US 278B) at Folly Field Road/Mathews Drive	AM	0.46	19.1	B	0.48	19.5	B	0.50	21.4	C
	PM	0.65	27.3	C	0.69	28.0	C	0.72	31.2	C

- a. Volume-to-Capacity ratio.
- b. Delay in seconds-per-vehicle.
- c. LOS = Level-of-Service.

**GENERAL NOTES:**

- 1. For signalized intersections, Delay is representative of overall intersection.

As shown in Table 3, under 2014 Existing traffic volume conditions (June), the signalized study area intersection of US 278B at Folly Field Road indicates over-all acceptable conditions during both peak-hours (LOS B AM peak hour and LOS C during the PM peak-hour) with delay values less than the 55.0 second and V/C values less than 0.90.

Future 2017 No-Build conditions are similar to that of the Existing conditions, the signalized intersection of US 278B at Folly Field Road operates at over-all acceptable levels during both peak-hours with both the over-all intersection delay and V/C ratios being less than the respective 55.0 seconds and 0.90 ratio (LMO requirements) during both the AM and PM peak-hours.

Under Build conditions, operations are similar to both Existing and No-Build conditions with a slight increase in delay and V/C ratio both of which are substantially less than the Town’s LMO requirements. Based on this resulting analysis, the planned development of the 134 interval occupancy units (no reduction for the 14 tennis courts which will be removed), does not exceed requirements as defined by the Town’s LMO and does not cause a significant increase in peak-hour traffic volumes, nor delay or V/C ratio’s at the US 278B at Folly Field Road intersection.

**SUMMARY**

SRS Engineering, LLC (SRS) has completed an assessment of the traffic impacts associated with a proposed re-development of the Port Royal Racquet Club located along Folly Field Road in the Town of Hilton Head Island, South Carolina. The project is an internal re-development of the existing resort and plans on the removal of 14 existing tennis courts and construction of either a 134 interval occupancy unit complex or a 134 condominium/townhome complex in place of the tennis courts. This redevelopment is anticipated to be completed in 2017.

The planned redevelopment of the 14 tennis courts to residential units will likely result in a new access drive(s) along Folly Field Road as currently only a single access drive is provided (gated) serving the existing tennis facility. However, this section of Folly Field Road is internal of the Port Royal Golf and Racquet Club and as such, site-generated vehicles caused by the planned redevelopment will likely enter

and exit the facility via Folly Field Road. Based on this, it was determined that the study area for this project would include the US 278B at Folly Field Road/Mathews Drive intersection.

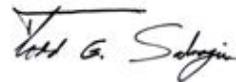
As has been stated in earlier sections of this report, the proposed development will remove 14 tennis courts and develop either 134 interval occupancy units OR 134 condo/townhome units. Traffic generations have been conducted for the two potential uses and the greatest generator of traffic selected for use in this report; in this case the 134 interval occupancy units. Additionally, no credit has been taken for the removal of the 14 tennis courts which makes the analysis/report conservative when reviewing operations of the US 278B at Folly Field Road/Mathews Drive intersection.

This report has been prepared in accordance with the guidance of the Town's LMO and addresses the impacts of the project with the parameters as stated. Operations of the study area intersection of US 278B at Folly Field Road/Mathews Drive are a LOS B during the AM peak-hour and a LOS C during the PM peak-hour, both with delays less than the maximum of 55.0 seconds and V/C ratios less than 0.90 for all conditions analyzed; 2014 Existing, future 2017 No-Build and 2017 Build. Based on these results, the project does not cause the study area intersection to exceed LMO standards and does not require a mitigation strategy at this time.

If you have any questions or comments regarding any information contained within this report, please contact me at (803) 361 3265.

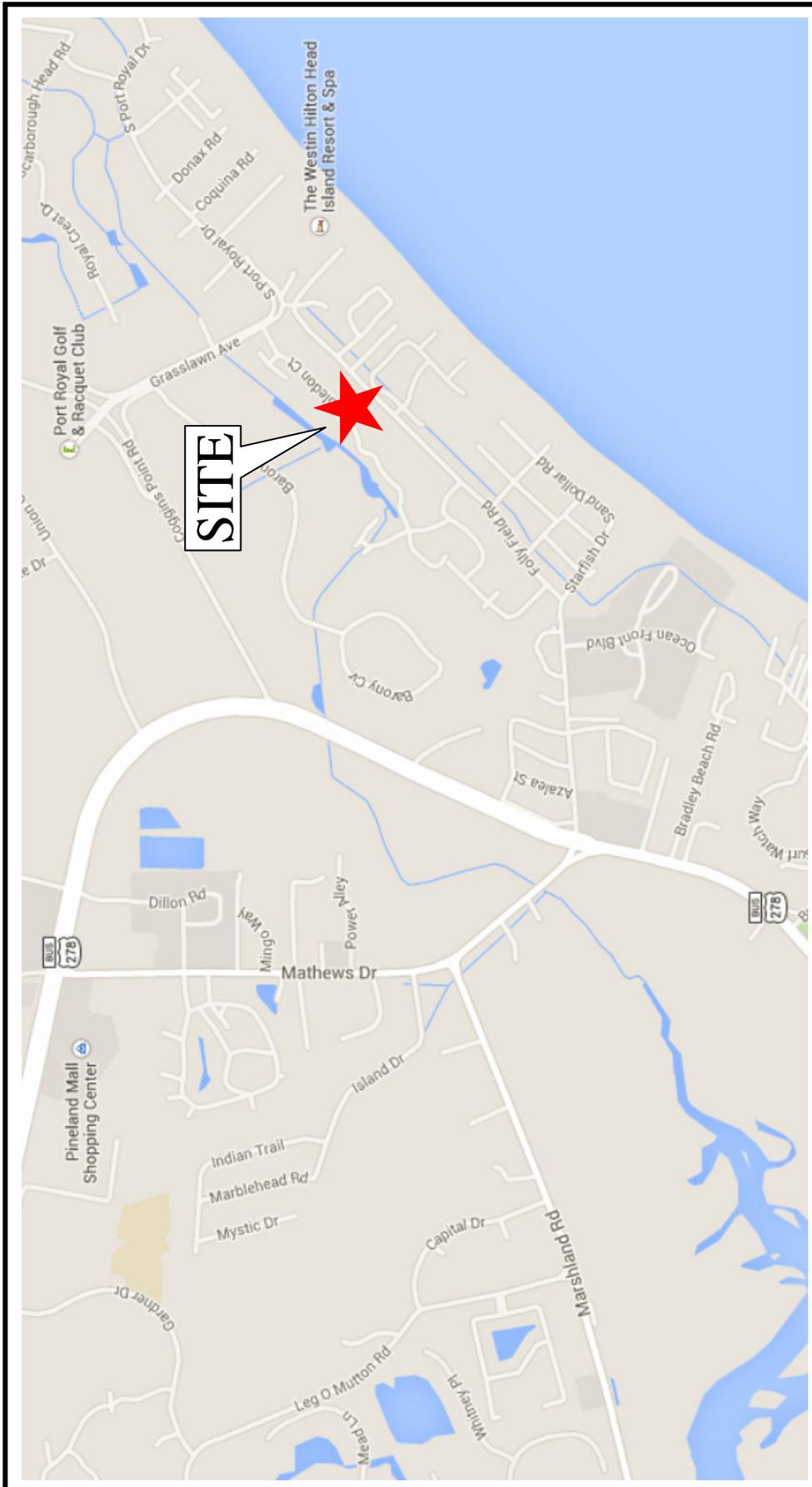
Regards,

**SRS ENGINEERING, LLC**



Todd E. Salvagin  
Principal

Attachments



NOT TO SCALE

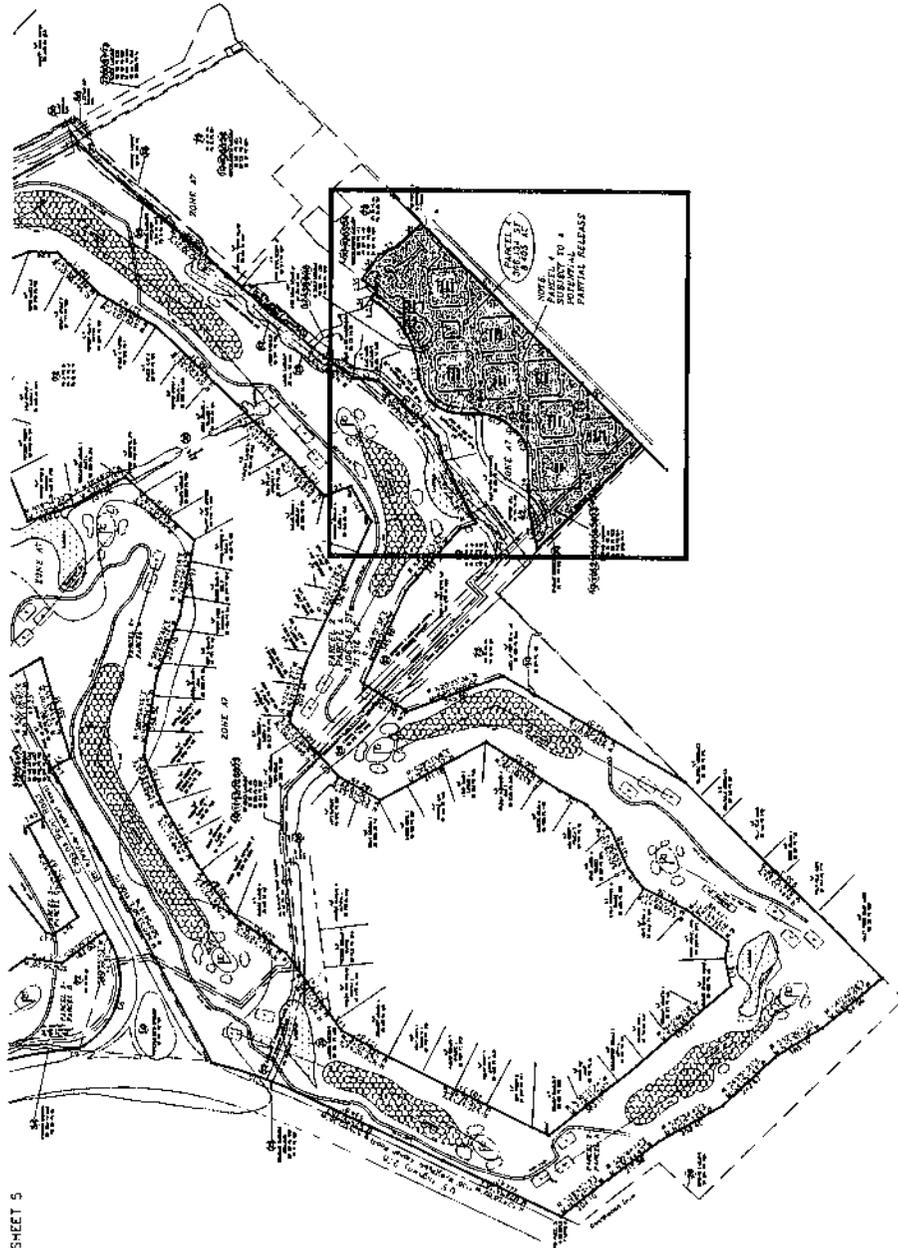
*Figure 1*

**SITE LOCATION MAP**

*Port Royal Racquet Club Redevelopment – Folly Field Rd  
Hilton Head Island, South Carolina*



SHEET 5



SHEET 5



LEGEND OF SYMBOLS & ABBREVIATIONS

- 1. Survey Boundary
- 2. Easement
- 3. Right of Way
- 4. Utility
- 5. Proposed Building Footprint
- 6. Existing Building Footprint
- 7. Proposed Driveway
- 8. Existing Driveway
- 9. Proposed Walkway
- 10. Existing Walkway
- 11. Proposed Road
- 12. Existing Road
- 13. Proposed Utility
- 14. Existing Utility
- 15. Proposed Fence
- 16. Existing Fence
- 17. Proposed Pond
- 18. Existing Pond
- 19. Proposed Tree
- 20. Existing Tree
- 21. Proposed Plant
- 22. Existing Plant
- 23. Proposed Structure
- 24. Existing Structure
- 25. Proposed Wall
- 26. Existing Wall
- 27. Proposed Gate
- 28. Existing Gate
- 29. Proposed Sign
- 30. Existing Sign
- 31. Proposed Light
- 32. Existing Light
- 33. Proposed Pole
- 34. Existing Pole
- 35. Proposed Tower
- 36. Existing Tower
- 37. Proposed Mast
- 38. Existing Mast
- 39. Proposed Tower
- 40. Existing Tower
- 41. Proposed Mast
- 42. Existing Mast
- 43. Proposed Tower
- 44. Existing Tower
- 45. Proposed Mast
- 46. Existing Mast
- 47. Proposed Tower
- 48. Existing Tower
- 49. Proposed Mast
- 50. Existing Mast

Survey prepared by  
**MKA**  
 6331 Commerce Court - Norcross, Georgia 30092  
 Phone: 770-283-5844 Fax: 770-283-2818  
 Website: www.mka.com  
 Project: 10-A GRASS LANE AVENUE  
 City: WILTON HEAD ISLAND GA 31417 SC  
 Scale: 1" = 100'  
 Date: 10/1/2010

**MKA**  
 A National Land Services Group  
 For Inquiries Concerning This Survey Contact MKA  
 National Corporation of Land Survey Services  
 6331 Commerce Court - Norcross, Georgia 30092  
 Phone: (770) 283-5844 Fax: (770) 283-2818  
 Email: [conncorp@mkasurvey.com](mailto:conncorp@mkasurvey.com)  
 SHEL: B. B. S.

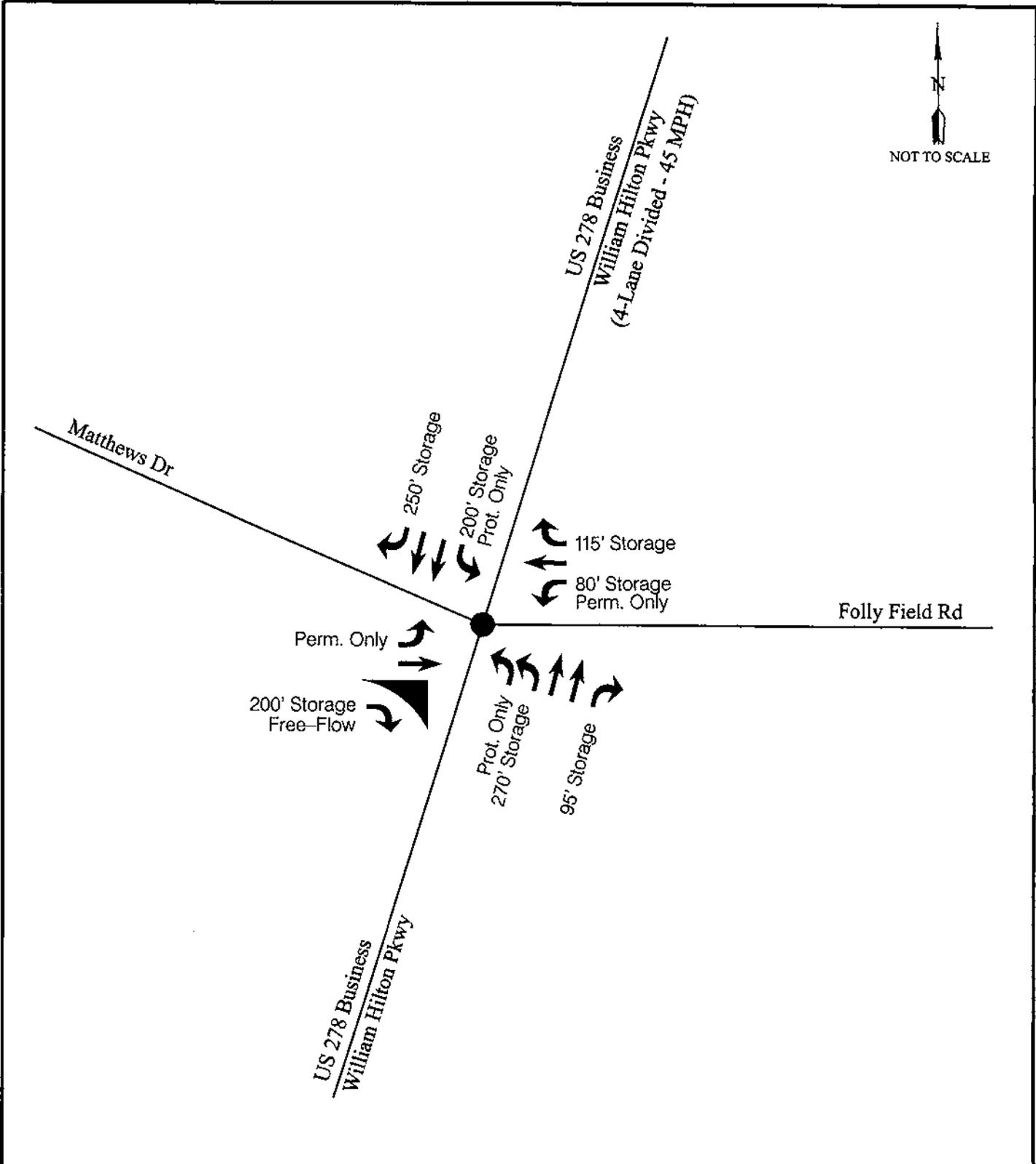


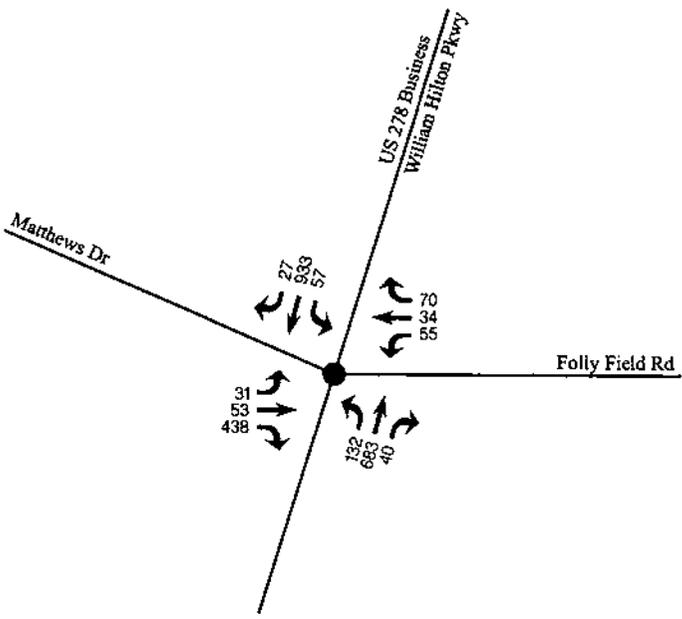
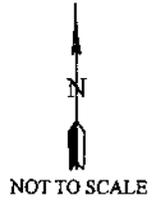
Figure 3

**EXISTING GEOMETRICS  
& TRAFFIC CONTROL**

*Port Royal Racquet Club Redevelopment - Folly Field Road  
Hilton Head Island : South Carolina*

**SRS** ENGINEERING  
Traffic, Transportation, & Parking Consultants

AM PEAK-HOUR



PM PEAK-HOUR

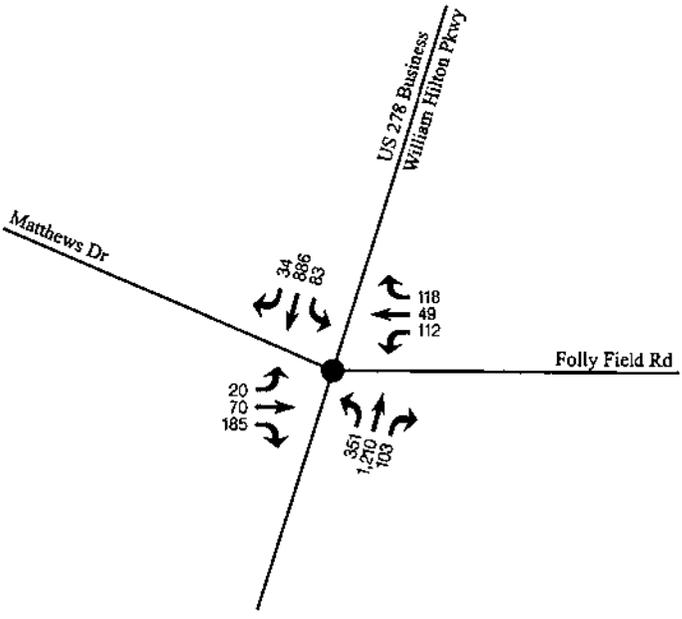


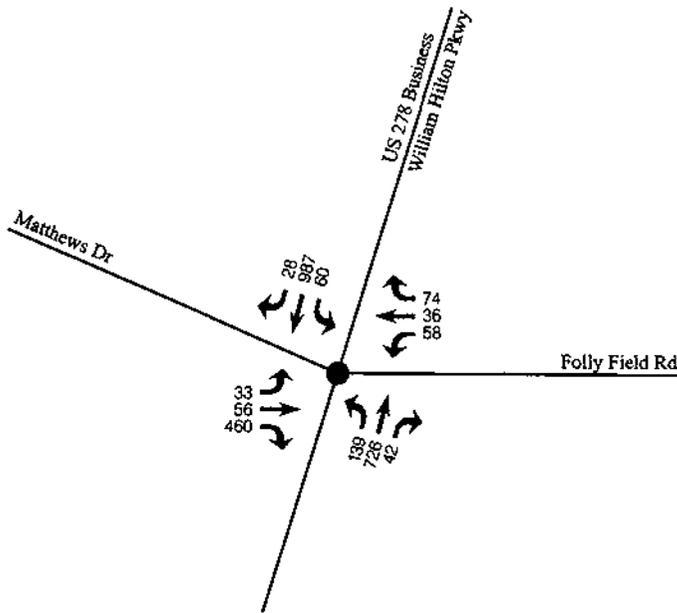
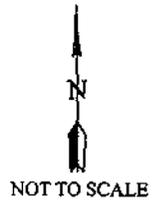
Figure 4

**EXISTING TRAFFIC VOLUMES**

Port Royal Racquet Club Redevelopment - Folly Field Road  
Hilton Head Island : South Carolina



AM PEAK-HOUR



PM PEAK-HOUR

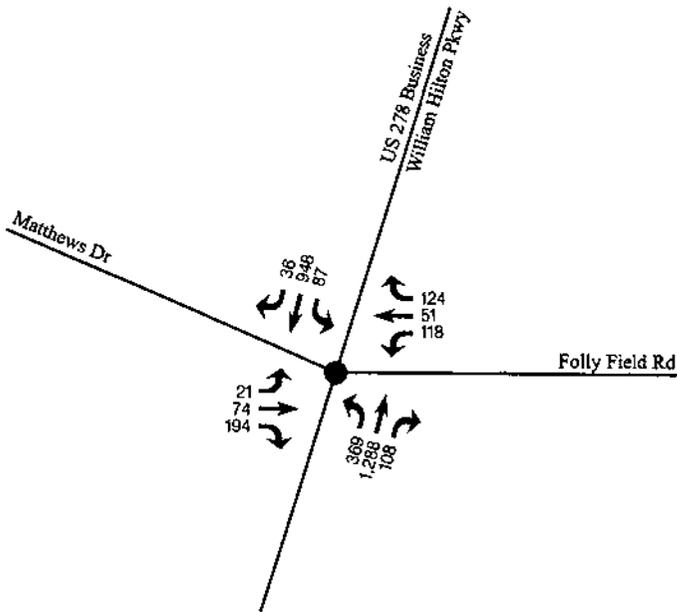


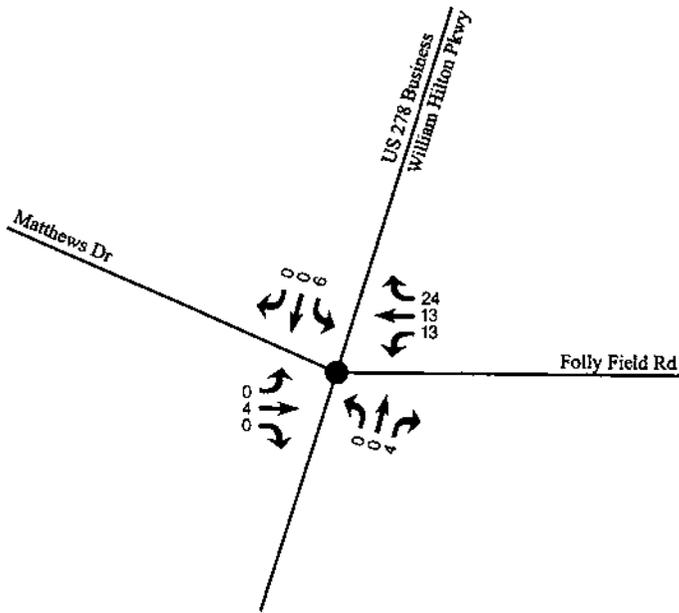
Figure 5

2017 NO-BUILD TRAFFIC VOLUMES

Port Royal Racquet Club Redevelopment - Folly Field Road  
Hilton Head Island : South Carolina



# AM PEAK-HOUR



# PM PEAK-HOUR

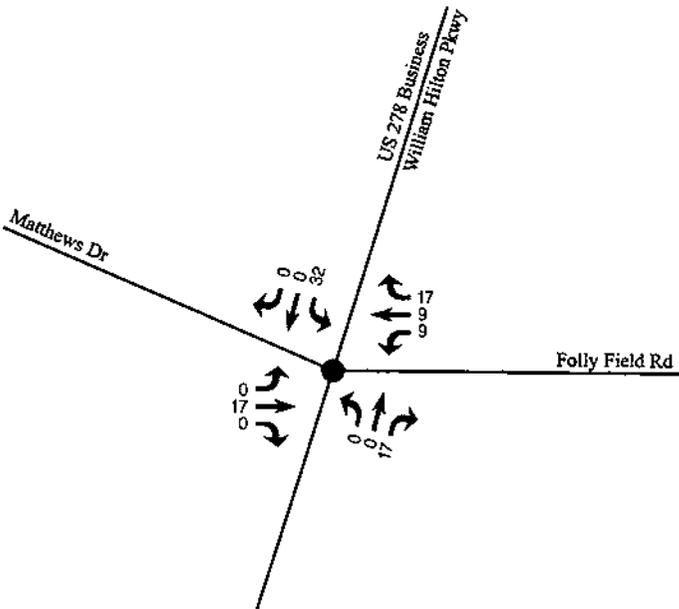


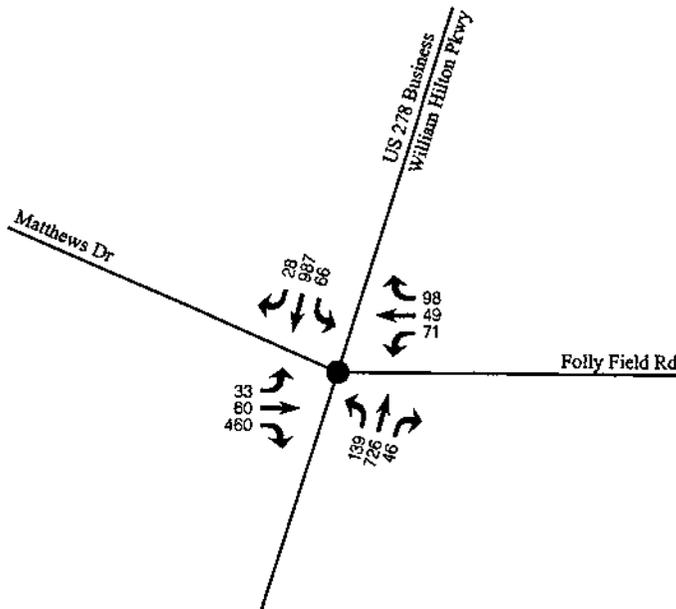
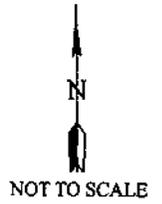
Figure 6

## SITE-GENERATED TRAFFIC VOLUMES

Port Royal Racquet Club Redevelopment - Folly Field Road  
Hilton Head Island : South Carolina



AM PEAK-HOUR



PM PEAK-HOUR

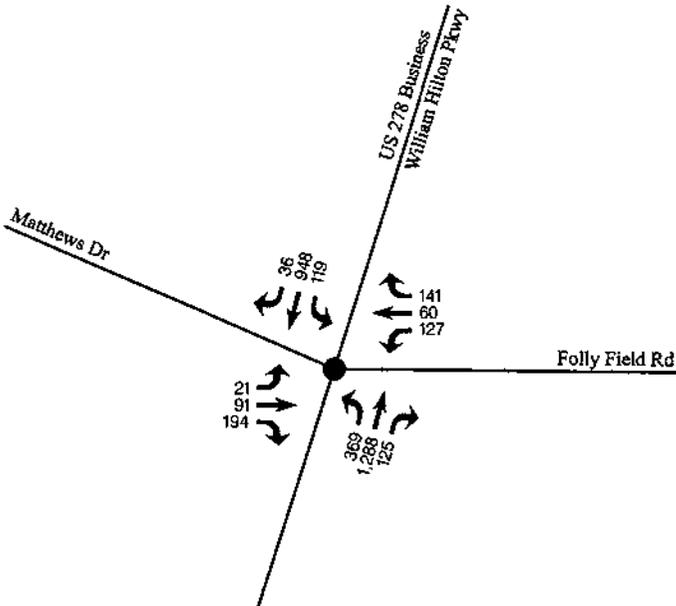


Figure 7

2017 BUILD TRAFFIC VOLUMES

Port Royal Racquet Club Redevelopment - Folly Field Road  
Hilton Head Island : South Carolina



# **CAPACITY ANALYSES**

FOLLY FIELD RD INTERVAL OR CONDO DEVELOPOMENT  
 13: William Hilton Parkway & Folly Field Road

AM EXISTING 2014 JUNE  
 1/19/2015



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗	↘
Volume (vph)	57	933	27	132	683	40	31	53	438	55	34	70
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	9	12	15	9	12	8	10	14	12	13	13	10
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95	1.00	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frbp, ped/bikes	1.00	1.00	1.00	1.00	1.00	0.94	1.00	1.00	0.99	1.00	1.00	1.00
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.99	1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Fit Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1547	3438	1692	3001	3438	1257	1604	1930	1517	1764	1870	1436
Fit Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.71	1.00	1.00	0.61	1.00	1.00
Satd. Flow (perm)	1547	3438	1692	3001	3438	1257	1202	1930	1517	1130	1870	1436
Peak-hour factor, PHF	0.59	0.89	0.84	0.87	0.90	0.77	0.65	0.70	0.94	0.76	0.65	0.83
Adj. Flow (vph)	97	1048	32	152	759	52	48	76	466	72	52	84
RTOR Reduction (vph)	0	0	7	0	0	8	0	0	0	0	0	75
Lane Group Flow (vph)	97	1048	25	152	759	44	48	76	466	72	52	9
Confl. Peds. (#/hr)	8					8			4	4		
Confl. Bikes (#/hr)						21			2			
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Turn Type	Prot		Perm	Prot		Perm	Perm		Free	Perm		Perm
Protected Phases	5	2		1	6			8			4	
Permitted Phases			2			6	8		Free	4		4
Actuated Green, G (s)	14.3	115.0	115.0	12.4	113.1	113.1	14.6	14.6	160.0	14.6	14.6	14.6
Effective Green, g (s)	16.3	117.0	117.0	14.4	115.1	115.1	16.6	16.6	160.0	16.6	16.6	16.6
Actuated g/C Ratio	0.10	0.73	0.73	0.09	0.72	0.72	0.10	0.10	1.00	0.10	0.10	0.10
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Vehicle Extension (s)	2.5	4.0	4.0	2.5	4.0	4.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	158	2514	1237	270	2473	904	125	200	1517	117	194	149
v/s Ratio Prot	c0.06	c0.30		0.05	0.22			0.04			0.03	
v/s Ratio Perm			0.01			0.03	0.04		c0.31	c0.06		0.01
v/c Ratio	0.61	0.42	0.02	0.56	0.31	0.05	0.38	0.38	0.31	0.62	0.27	0.06
Uniform Delay, d1	68.8	8.3	5.9	69.8	8.1	6.5	66.9	66.9	0.0	68.6	66.1	64.7
Progression Factor	1.12	0.76	0.54	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	5.6	0.5	0.0	2.2	0.3	0.1	2.0	1.2	0.5	9.3	0.7	0.2
Delay (s)	82.9	6.8	3.2	72.0	8.4	6.6	68.9	68.1	0.5	77.9	66.8	64.8
Level of Service	F	A	A	E	A	A	E	E	A	E	E	E
Approach Delay (s)		13.0			18.3			14.8			69.9	
Approach LOS		B			B			B			E	

**Intersection Summary**

HCM Average Control Delay	19.1	HCM Level of Service	B
HCM Volume to Capacity ratio	0.46		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	8.0
Intersection Capacity Utilization	50.6%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

FOLLY FIELD RD INTERVAL OR CONDO DEVELOPOMENT  
 13: William Hilton Parkway & Folly Field Road

EXISTING PM 2014 JUNE  
 1/19/2015

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗	↘
Volume (vph)	83	886	34	351	1210	103	20	70	185	112	49	118
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	9	12	15	9	12	8	10	14	12	13	13	10
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95	1.00	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frbp, ped/bikes	1.00	1.00	1.00	1.00	1.00	0.96	1.00	1.00	0.99	1.00	1.00	1.00
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1547	3438	1692	3001	3438	1277	1604	1930	1516	1768	1870	1436
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.63	1.00	1.00	0.61	1.00	1.00
Satd. Flow (perm)	1547	3438	1692	3001	3438	1277	1063	1930	1516	1129	1870	1436
Peak-hour factor, PHF	0.86	0.94	0.85	0.90	0.89	0.76	0.71	0.76	0.65	0.80	0.58	0.57
Adj. Flow (vph)	97	943	40	390	1360	136	28	92	285	140	84	207
RTOR Reduction (vph)	0	0	15	0	0	15	0	0	0	0	0	175
Lane Group Flow (vph)	97	943	25	390	1360	121	28	92	285	140	84	32
Confl. Peds. (#/hr)	5					5			3	3		
Confl. Bikes (#/hr)						11			8			
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Turn Type	Prot		Perm	Prot		Perm	Perm		Free	Perm		Perm
Protected Phases	5	2		1	6			8			4	
Permitted Phases			2			6	8		Free	4		4
Actuated Green, G (s)	14.3	93.9	93.9	25.0	104.6	104.6	23.1	23.1	160.0	23.1	23.1	23.1
Effective Green, g (s)	16.3	95.9	95.9	27.0	106.6	106.6	25.1	25.1	160.0	25.1	25.1	25.1
Actuated g/C Ratio	0.10	0.60	0.60	0.17	0.67	0.67	0.16	0.16	1.00	0.16	0.16	0.16
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Vehicle Extension (s)	2.5	4.0	4.0	2.5	4.0	4.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	158	2061	1014	506	2291	851	167	303	1516	177	293	225
v/s Ratio Prot	0.06	0.27		c0.13	c0.40			0.05			0.04	
v/s Ratio Perm			0.01			0.09	0.03		0.19	c0.12		0.02
v/c Ratio	0.61	0.46	0.02	0.77	0.59	0.14	0.17	0.30	0.19	0.79	0.29	0.14
Uniform Delay, d1	68.8	17.7	13.0	63.5	14.7	9.8	58.4	59.7	0.0	64.9	59.5	58.2
Progression Factor	1.16	0.47	0.10	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	5.6	0.7	0.0	6.9	1.1	0.3	0.5	0.6	0.3	21.0	0.5	0.3
Delay (s)	85.1	8.9	1.3	70.4	15.9	10.2	58.9	60.3	0.3	85.9	60.1	58.5
Level of Service	F	A	A	E	B	B	E	E	A	F	E	E
Approach Delay (s)		15.5			26.7			18.0			67.7	
Approach LOS		B			C			B			E	

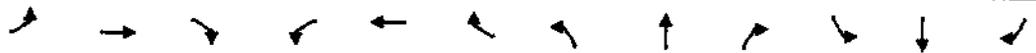
Intersection Summary		
HCM Average Control Delay	27.3	HCM Level of Service
HCM Volume to Capacity ratio	0.65	C
Actuated Cycle Length (s)	160.0	Sum of lost time (s)
Intersection Capacity Utilization	61.3%	8.0
Analysis Period (min)	15	ICU Level of Service
		B

c Critical Lane Group

FOLLY FIELD RD INTERVAL OR CONDO DEVELOPOMENT  
 13: William Hilton Parkway & Folly Field Road

AM 2017 NB JUNE

1/19/2015



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗	↘
Volume (vph)	60	987	28	139	726	42	33	56	460	58	36	74
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	9	12	15	9	12	8	10	14	12	13	13	10
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95	1.00	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frb, ped/bikes	1.00	1.00	1.00	1.00	1.00	0.94	1.00	1.00	0.99	1.00	1.00	1.00
Fipb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.99	1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1547	3438	1692	3001	3438	1257	1604	1930	1517	1764	1870	1436
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.70	1.00	1.00	0.60	1.00	1.00
Satd. Flow (perm)	1547	3438	1692	3001	3438	1257	1182	1930	1517	1105	1870	1436
Peak-hour factor, PHF	0.59	0.89	0.84	0.87	0.90	0.77	0.65	0.70	0.94	0.76	0.65	0.83
Adj. Flow (vph)	102	1109	33	160	807	55	51	80	489	76	55	89
RTOR Reduction (vph)	0	0	7	0	0	8	0	0	0	0	0	80
Lane Group Flow (vph)	102	1109	26	160	807	47	51	80	489	76	55	9
Confl. Peds. (#/hr)	8					8			4	4		
Confl. Bikes (#/hr)						21			2			
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Turn Type	Prot		Perm	Prot		Perm	Perm		Free	Perm		Perm
Protected Phases	5	2		1	6			8			4	
Permitted Phases			2			6	8		Free	4		4
Actuated Green, G (s)	14.8	114.2	114.2	12.8	112.2	112.2	15.0	15.0	160.0	15.0	15.0	15.0
Effective Green, g (s)	16.8	116.2	116.2	14.8	114.2	114.2	17.0	17.0	160.0	17.0	17.0	17.0
Actuated g/C Ratio	0.11	0.73	0.73	0.09	0.71	0.71	0.11	0.11	1.00	0.11	0.11	0.11
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Vehicle Extension (s)	2.5	4.0	4.0	2.5	4.0	4.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	162	2497	1229	278	2454	897	126	205	1517	117	199	153
v/s Ratio Prot	c0.07	c0.32		0.05	0.23			0.04			0.03	
v/s Ratio Perm			0.02			0.04	0.04		c0.32	c0.07		0.01
v/c Ratio	0.63	0.44	0.02	0.58	0.33	0.05	0.40	0.39	0.32	0.65	0.28	0.06
Uniform Delay, d1	68.6	8.8	6.1	69.6	8.6	6.8	66.8	66.7	0.0	68.6	65.8	64.3
Progression Factor	1.12	0.77	0.57	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	6.2	0.5	0.0	2.4	0.4	0.1	2.1	1.2	0.6	11.8	0.8	0.2
Delay (s)	83.0	7.4	3.5	71.9	8.9	6.9	68.9	67.9	0.6	80.4	66.6	64.5
Level of Service	F	A	A	E	A	A	E	E	A	F	E	E
Approach Delay (s)		13.5			18.7			14.9			70.5	
Approach LOS		B			B			B			E	

**Intersection Summary**

HCM Average Control Delay	19.5	HCM Level of Service	B
HCM Volume to Capacity ratio	0.48		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	8.0
Intersection Capacity Utilization	52.2%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

FOLLY FIELD RD INTERVAL OR CONDO DEVELOPOMENT  
 13: William Hilton Parkway & Folly Field Road

PM NB 2017 JUNE  
 1/19/2015

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗	↘
Volume (vph)	87	948	36	369	1288	108	21	74	194	118	51	124
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	9	12	15	9	12	8	10	14	12	13	13	10
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95	1.00	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frbp, ped/bikes	1.00	1.00	1.00	1.00	1.00	0.96	1.00	1.00	0.99	1.00	1.00	1.00
Fipb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1547	3438	1692	3001	3438	1276	1604	1930	1516	1768	1870	1436
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.62	1.00	1.00	0.60	1.00	1.00
Satd. Flow (perm)	1547	3438	1692	3001	3438	1276	1054	1930	1516	1116	1870	1436
Peak-hour factor, PHF	0.86	0.94	0.85	0.90	0.89	0.76	0.71	0.76	0.65	0.80	0.58	0.57
Adj. Flow (vph)	101	1009	42	410	1447	142	30	97	298	148	88	218
RTOR Reduction (vph)	0	0	15	0	0	15	0	0	0	0	0	182
Lane Group Flow (vph)	101	1009	27	410	1447	127	30	97	298	148	88	36
Confl. Peds. (#/hr)	5					5			3	3		
Confl. Bikes (#/hr)						11			8			
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Turn Type	Prot		Perm	Prot		Perm	Perm		Free	Perm		Perm
Protected Phases	5	2		1	6			8			4	
Permitted Phases			2			6	8		Free	4		4
Actuated Green, G (s)	14.6	91.4	91.4	26.1	102.9	102.9	24.5	24.5	160.0	24.5	24.5	24.5
Effective Green, g (s)	16.6	93.4	93.4	28.1	104.9	104.9	26.5	26.5	160.0	26.5	26.5	26.5
Actuated g/C Ratio	0.10	0.58	0.58	0.18	0.66	0.66	0.17	0.17	1.00	0.17	0.17	0.17
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Vehicle Extension (s)	2.5	4.0	4.0	2.5	4.0	4.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	161	2007	988	527	2254	837	175	320	1516	185	310	238
v/s Ratio Prot	0.07	0.29		c0.14	c0.42			0.05			0.05	
v/s Ratio Perm			0.02			0.10	0.03		0.20	c0.13		0.03
v/c Ratio	0.63	0.50	0.03	0.78	0.64	0.15	0.17	0.30	0.20	0.80	0.28	0.15
Uniform Delay, d1	68.7	19.6	14.1	63.0	16.4	10.5	57.3	58.6	0.0	64.2	58.4	57.1
Progression Factor	1.18	0.47	0.13	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	6.1	0.9	0.0	6.9	1.4	0.4	0.5	0.5	0.3	21.4	0.5	0.3
Delay (s)	87.2	10.2	1.8	69.8	17.8	10.9	57.8	59.2	0.3	85.6	58.9	57.4
Level of Service	F	B	A	E	B	B	E	E	A	F	E	E
Approach Delay (s)		16.6			28.0			17.8			66.9	
Approach LOS		B			C			B			E	

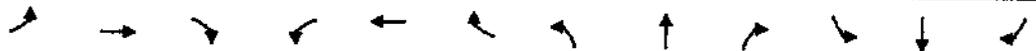
Intersection Summary			
HCM Average Control Delay	28.0	HCM Level of Service	C
HCM Volume to Capacity ratio	0.69		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	8.0
Intersection Capacity Utilization	63.8%	ICU Level of Service	B
Analysis Period (min)	15		

c Critical Lane Group

FOLLY FIELD RD INTERVAL OR CONDO DEVELOPEMENT  
 13: William Hilton Parkway & Folly Field Road

AM 2017 BUILD JUNE

1/19/2015



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↑	↑↑	↑	↑↑	↑↑	↑	↑	↑	↑	↑	↑	↑
Volume (vph)	66	987	28	139	726	46	33	60	460	71	49	98
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	9	12	15	9	12	8	10	14	12	13	13	10
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95	1.00	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frbp, ped/bikes	1.00	1.00	1.00	1.00	1.00	0.94	1.00	1.00	0.99	1.00	1.00	1.00
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.99	1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Fit Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1547	3438	1692	3001	3438	1257	1604	1930	1517	1765	1870	1436
Fit Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.63	1.00	1.00	0.58	1.00	1.00
Satd. Flow (perm)	1547	3438	1692	3001	3438	1257	1058	1930	1517	1086	1870	1436
Peak-hour factor, PHF	0.59	0.89	0.84	0.87	0.90	0.77	0.65	0.70	0.94	0.76	0.65	0.83
Adj. Flow (vph)	112	1109	33	160	807	60	51	86	489	93	75	118
RTOR Reduction (vph)	0	0	8	0	0	10	0	0	0	0	0	104
Lane Group Flow (vph)	112	1109	25	160	807	50	51	86	489	93	75	14
Confl. Peds. (#/hr)	8					8			4	4		
Confl. Bikes (#/hr)						21			2			
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Turn Type	Prot		Perm	Prot		Perm	Perm		Free	Perm		Perm
Protected Phases	5	2		1	6			8			4	
Permitted Phases			2			6	8		Free	4		4
Actuated Green, G (s)	15.8	112.6	112.6	12.8	109.6	109.6	16.6	16.6	160.0	16.6	16.6	16.6
Effective Green, g (s)	17.8	114.6	114.6	14.8	111.6	111.6	18.6	18.6	160.0	18.6	18.6	18.6
Actuated g/C Ratio	0.11	0.72	0.72	0.09	0.70	0.70	0.12	0.12	1.00	0.12	0.12	0.12
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Vehicle Extension (s)	2.5	4.0	4.0	2.5	4.0	4.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	172	2462	1212	278	2398	877	123	224	1517	126	217	167
v/s Ratio Prot	c0.07	c0.32		0.05	0.23			0.04			0.04	
v/s Ratio Perm			0.01			0.04	0.05		c0.32	c0.09		0.01
v/c Ratio	0.65	0.45	0.02	0.58	0.34	0.06	0.41	0.38	0.32	0.74	0.35	0.08
Uniform Delay, d1	68.1	9.5	6.5	69.6	9.6	7.6	65.6	65.4	0.0	68.3	65.1	63.1
Progression Factor	1.11	0.78	0.56	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	7.3	0.6	0.0	2.4	0.4	0.1	2.3	1.1	0.6	20.0	1.0	0.2
Delay (s)	83.0	7.9	3.7	71.9	9.9	7.8	67.9	66.5	0.6	88.4	66.1	63.3
Level of Service	F	A	A	E	A	A	E	E	A	F	E	E
Approach Delay (s)		14.5			19.5			15.1			72.2	
Approach LOS		B			B			B			E	

**Intersection Summary**

HCM Average Control Delay	21.4	HCM Level of Service	C
HCM Volume to Capacity ratio	0.50		
Actuated Cycle Length (s)	160.0	Sum of lost time (s)	8.0
Intersection Capacity Utilization	52.9%	ICU Level of Service	A
Analysis Period (min)	15		

c Critical Lane Group

FOLLY FIELD RD INTERVAL OR CONDO DEVELOPOMENT  
 13: William Hilton Parkway & Folly Field Road

PM BUILD 2017 JUNE  
 1/19/2015

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗	↘
Volume (vph)	119	948	36	369	1288	125	21	91	194	127	60	141
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width	9	12	15	9	12	8	10	14	12	13	13	10
Total Lost time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Lane Util. Factor	1.00	0.95	1.00	0.97	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frbp, ped/bikes	1.00	1.00	1.00	1.00	1.00	0.96	1.00	1.00	0.99	1.00	1.00	1.00
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85	1.00	1.00	0.85
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00	1.00
Satd. Flow (prot)	1547	3438	1692	3001	3438	1276	1604	1930	1516	1768	1870	1436
Flt Permitted	0.95	1.00	1.00	0.95	1.00	1.00	0.60	1.00	1.00	0.55	1.00	1.00
Satd. Flow (perm)	1547	3438	1692	3001	3438	1276	1007	1930	1516	1032	1870	1436
Peak-hour factor, PHF	0.86	0.94	0.85	0.90	0.89	0.76	0.71	0.76	0.65	0.80	0.58	0.57
Adj. Flow (vph)	138	1009	42	410	1447	164	30	120	298	159	103	247
RTOR Reduction (vph)	0	0	16	0	0	20	0	0	0	0	0	191
Lane Group Flow (vph)	138	1009	26	410	1447	144	30	120	298	159	103	56
Conf. Peds. (#/hr)	5					5			3	3		
Conf. Bikes (#/hr)						11			8			
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Turn Type	Prot		Perm	Prot		Perm	Perm		Free	Perm		Perm
Protected Phases	5	2		1	6			8			4	
Permitted Phases			2			6	8		Free	4		4
Actuated Green, G (s)	17.2	89.0	89.0	26.0	97.8	97.8	27.0	27.0	160.0	27.0	27.0	27.0
Effective Green, g (s)	19.2	91.0	91.0	28.0	99.8	99.8	29.0	29.0	160.0	29.0	29.0	29.0
Actuated g/C Ratio	0.12	0.57	0.57	0.18	0.62	0.62	0.18	0.18	1.00	0.18	0.18	0.18
Clearance Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0	6.0
Vehicle Extension (s)	2.5	4.0	4.0	2.5	4.0	4.0	3.0	3.0		3.0	3.0	3.0
Lane Grp Cap (vph)	186	1955	962	525	2144	796	183	350	1516	187	339	260
v/s Ratio Prot	0.09	0.29		c0.14	c0.42			0.06			0.06	
v/s Ratio Perm			0.02			0.11	0.03		0.20	c0.15		0.04
v/c Ratio	0.74	0.52	0.03	0.78	0.67	0.18	0.16	0.34	0.20	0.85	0.30	0.22
Uniform Delay, d1	68.0	21.1	15.1	63.1	19.6	12.8	55.3	57.2	0.0	63.4	56.8	55.8
Progression Factor	1.23	0.50	0.13	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Incremental Delay, d2	13.4	0.9	0.0	7.2	1.7	0.5	0.4	0.6	0.3	29.0	0.5	0.4
Delay (s)	97.2	11.4	2.0	70.2	21.3	13.3	55.7	57.8	0.3	92.4	57.3	56.2
Level of Service	F	B	A	E	C	B	E	E	A	F	E	E
Approach Delay (s)		21.0			30.6			19.4			67.8	
Approach LOS		C			C			B			E	

Intersection Summary		
HCM Average Control Delay	31.2	HCM Level of Service
HCM Volume to Capacity ratio	0.72	C
Actuated Cycle Length (s)	160.0	Sum of lost time (s)
Intersection Capacity Utilization	65.9%	8.0
Analysis Period (min)	15	ICU Level of Service
		C
c Critical Lane Group		

**TOWN OF HILTON HEAD ISLAND  
PUBLIC PLANNING COMMITTEE  
2015 Meeting Schedule**

Meetings Are Held On The First Thursday of Each Month at 3:00pm In Council Chambers	Meeting Deadline is at 12:00pm On the Following Dates
March 5, 2015	February 19, 2015
April 2, 2015	March 19, 2015
May 7, 2015	April 23, 2015
June 4, 2015	May 21, 2015
July 2, 2015	June 18, 2015
August 6, 2015	July 23 , 2015
September 3, 2015	August 20, 2015
October 1, 2015	September 17, 2015
November 5, 2015	October 22 , 2015
December 3, 2015	November 19, 2015